

STONEWATER HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC)
NEW CONSTRUCTION/ADDITION CHECKLIST

In accordance with Covenants, Conditions, and Restrictions (CC&R's) Article VI, Sections A:

- ☐ **Attach your Plot Plan** which confirms this proposal does not infringe on any easements, flood plains or required setbacks.
- ☐ Attach a copy of your topographic (grading) survey of the Lot showing the existing and proposed grades, the proposed location of the structure, and the soil erosion control plan for construction.
- ☐ Attach construction and architectural plans prepared and certified by a licensed architect or engineer including dimensional floor plans and all elevations.
- ☐ Attach a detailed finish schedule for all exterior materials, products and finishes, which describes the type and quality of the materials, and includes actual samples or photos of all such materials including stain, brick, roof and stone colors. NOTE: Shingles must be dimensional in style.
- ☐ Attach a construction schedule specifying the start and completion dates of the construction of the structure, as well as stage completion dates. NOTE: All construction activities MUST be started within two (2) months of the time specified in the ACC approved schedule.
- ☐ Attach a driveway plan which includes the proposed location, dimensions, design, and materials.
- ☐ Attach a landscape plan with a separate Modification Request Form, Landscaping Checklist, and the required documentation. NOTE: Landscaping must be promptly installed after the completion of new construction of home or addition.
- ☐ **Verify documentation to ensure the following requirements are being met (CC&R's Article VII, Sections A, B, D and K):**
 - Minimum Square footage requirements for a single story 2,600 square feet; one and one-half story (primary bedroom on first floor, split level) and two story (primary on second floor) 2,200 square feet on first floor and 3,200 square feet overall.
 - Not less than 75% of each first-floor exterior walls and 75% of below grade exterior walls is covered with brick, stone or other masonry.
 - The remaining 25% of the first-floor exterior walls and all of the exterior walls on all above grade floors is brick, wood, stone or other materials approved by the ACC. **No vinyl or aluminum siding is allowed.**
 - Only three (3) and four (4) car, side facing garages are permitted.
 - The front yard setback line is at least thirty (30) feet.

- The rear yard setback line is at least thirty-five (35) feet.
- The side yard setbacks are both (a) not less than eight (8) feet and twenty-two (22) feet from the side boundaries of Lots and (b) not less than thirty (30) feet between houses and shall conform to the approved driveway plan.
- The Architectural Control Committee has sole and absolute discretion to establish, maintain, and amend the master driveway location guide and to approve the driveway location on every Lot in the Subdivision.
- Side driveways may be less than four (4) feet from side lot lines only if there is a 6" non-mountable curb along the length of any portion of the driveway that is less than four (4) feet from side lot line (also a Northville Township ordinance).
- All driveways shall be paved with hard surface materials. There shall be no blacktop, asphalt, gravel or other crushed stone driveways. Any alternative material other than textured natural concrete requires prior ACC approval and must have a neutral appearance.

☐ I understand that all building construction and alterations require building permits, and no application for a building permit shall be filed without written plan approval from the ACC.

My signature below indicates that I have completed all the actions listed above in preparing this modification request

Owner's Signature

Date