

STONEWATER HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC)
POOL AND SPA CHECKLIST

Any modification for any outdoor pool, spa or similar amenity must include this completed checklist with the owner's modification Request.

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

- ☐ **Attach your Plot Plan** which confirms this proposal does not encroach on any easements, flood plains or required setbacks.
- ☐ Attach a copy of your site plan illustrating the location and layout of your proposed in-ground pool and/or spa and swimming pool fence. **Above ground pools are not allowed.**
- ☐ **Attach a detailed list and description of the type of construction and all exterior materials, products and finishes for the proposed pool and/or spa; including the design, pool decking, and color of the fencing around the pool, as required by Northville Township.**
- ☐ Attach a **construction schedule** specifying the estimated 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 landscape plan illustrating the location of each landscaping element and structure that will surround the pool, hot tub, and mechanical equipment. **Provide a detailed list of all landscape materials**, both hardscapes and plantings, sizes, quantities, and colors including the approximate dimensions of all hardscapes and structures. If any existing landscape element is being removed, it shall be labeled "removed" on the site/landscape plan submitted. Verify the proposed final backyard landscaping installation design will meet the minimum backyard tree and evergreen screening requirements. **Complete and attach Landscaping Checklist.**
- ☐ Verify all the following applicable minimum requirements are met (Covenants, Conditions, and Restrictions (CC&R's) Article VII, Section R, Paragraphs 6-7 and Section S), Northville Township ordinances, and ACC Guidelines, as summarized below:
 - The swimming pool does not rise more than one (1) foot above ground level.
 - All swimming pool areas will be landscaped to minimize the visual impact upon adjacent residences and will not be visible from the road.
 - All swimming pool mechanical equipment will be located in the rear yard of the Dwelling, and will not extend past the side of the Dwelling and will be fully concealed. Evergreen landscape screening must be provided for the pool mechanical equipment.
 - Installation must comply with all local ordinances, including all landscape structures, pool houses, patios, and other structures surrounding the pool or spa which are not attached to

the Dwelling. This installation must be setback at least ten (10) feet from any property line and there is a minimum ten (10) foot separation from the dwelling.

- Wrought iron and other decorative fencing (but not fencing of the wire type commonly known as "Cyclone Fencing") may be used on any Lot **for the purpose of enclosing a permitted swimming pool, in locations approved by the Architectural Control Committee.**
- Any such approved and permitted fencing shall have a vertical balustrade pattern and no additional ornamentation. All fences are subject to approval by and permitting requirements of Northville Township and **shall not exceed the minimum height (currently four (4) feet).**
- Swimming pool fences may only be installed as reasonably required to enclose the swimming pool area. Fences cannot be used to enclose backyards, except when the ACC recommends the variances and the Board provides written approval. Variances are only granted in extraordinary circumstances, in accordance with CC&R's Article VI E. 3.

Stand-alone hot tubs or spas shall be located in the rear of the Dwelling and shall not extend more than 12 feet from the Dwelling nor extend past the side of the house and shall be landscaped to minimize the visual impact upon adjacent residences. Hot tubs or spas must be enclosed by a fence or shall have a lockable lid.

Non-residential second structures, such as a pool house or equipment shed are only permitted if the Lot is 0.75 acres or larger (CC&R's Article VII A.). If permitted, the structure shall be permanent and constructed in accordance with Articles VI and VII, and shall comply with all Northville Township building restrictions. The exterior composition of the structure shall be a similar type, quality, and materials as the dwelling.

The Association intends and desires that the Subdivision be architecturally harmonious and architecturally pleasing. The ACC shall, in its sole discretion, have the right to approve or disapprove the appearance of materials, proposed location, design, specifications or any other attribute of your design (CC&Rs Article VI, Section C). The ACC's evaluation will include applying these restrictions and the established community standards (ACC Guidelines).

Secondary Building Standards: A secondary building can be used for the following purposes:

- An equipment shed used for storing pool equipment and supplies, which cannot exceed 100 square feet; or
- A pool house used for storing pool equipment and supplies, while also providing a changing area. The pool house cannot exceed 150 square feet.
- A pool house including restrooms, showers, or other features that require additional square footage, will be considered on a case-by-case basis. The structure cannot be used as a dwelling or living space (ADU – Accessory Dwelling Unit) per the Declaration.

Landscape structures (patios, decks, pergolas, covered porches, cabanas, gazebos, outside kitchens, pool patios, etc.) require prior ACC approval. **Complete and attach the Landscape Structures checklist.**

- When planning a large entertainment space, note that the combined square footage of all accessory and play structures, must be balanced with maintaining open green space in the backyard. This is for both appearance and consideration of noise.
- The Northville Township ordinances limit the combined square footage of all accessory structures, excluding swimming pools, which may occupy up to 25% of the required rear yard. Swimming pools and their associated structures (decks, patios, etc.) may occupy up to 50% of the required rear yard.

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

Owner's Signature

Date