

STONEWATER HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC)
SHORELINE/DOCK CHECKLIST

Lakefront owners **must** complete this checklist for any modification taking place within 10 feet of the water's edge.

- ☐ **Attach your Plot Plan** which confirms this proposal does not encroach on any easements, flood plains or required setbacks.
- ☐ Attach a current photo of the proposed location for modification.
- ☐ Attach a copy of your site plan illustrating your proposed shoreline and/or dock location, including all dimensions.
- ☐ **Attach a detailed list and description of the type of construction and all materials and colors for the proposed shoreline/beach and/or the dock.** Include photos of any visible hardscaping, mulch or landscaping stones for approval.
- ☐ Verify all the following applicable minimum requirements are met (See Covenants, Conditions, and Restrictions (CC&R's) Article VII, Section G, Paragraph 2, Section Q, Paragraphs 5 and/or 6, along with Exhibits C and C1 [attached below as an addendum], including, but not limited to the following:

Beach Requirements

- A beach, consisting of beach sand across the entire width of the Lot starting at the water's edge and extending seven (7) feet upland from the water, is installed.
- A row of cobblestones three (3) feet wide, 2-4 inches in diameter, is installed adjacent and parallel to the beach across the entire width of the Lot.
- **CC&R's Exhibits C and C1, which shows the acceptable shoreline construction requiring a ten (10) foot setback from the normal lake level water's edge.**
- The ACC will allow some variations in material and design to address individual lot impediments on a case-by-case basis. These variations shall not infringe on the 10-foot setback and will not impede or block the flow of water, allowing the amount of water to continue to be displaced equally among the lakefront properties. Illustration of acceptable variations on posted on our website (<https://stonewatersub.org/wp-content/uploads/2020/08/Beach-CCR-RulesExamples-061920b2.pdf>).

Dock Requirements

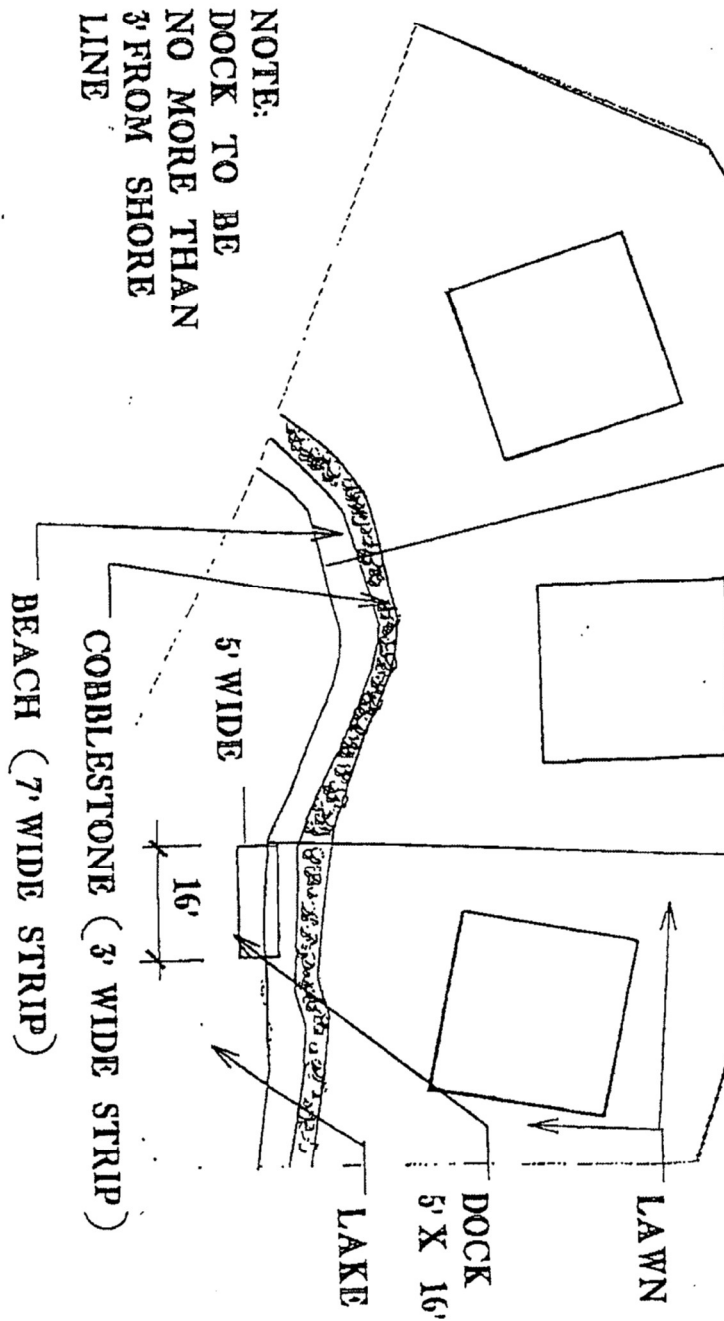
- Only one dock per Lot is permitted on waterfront Lots (Northville Township Ordinance 170-3.2 S).
- On Heather Lake and Mystic Lake, all docks shall be installed parallel to the shoreline and will not exceed sixteen (16) feet in length and five (5) feet in width.
- On Parkshore Lake, Teal Lake, Stoneridge Lake and Spring Hill Lake, docks may be installed perpendicular to the shoreline, and shall not exceed twenty-four 24-feet in length, and shall not exceed five 5-feet in width. On these four lakes, an attached side-by-side platform at the far end from the shore, not to exceed 5-feet in width and 10-feet in length is permitted (this width is in addition to the main dock width).

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

Owner's Signature

Date

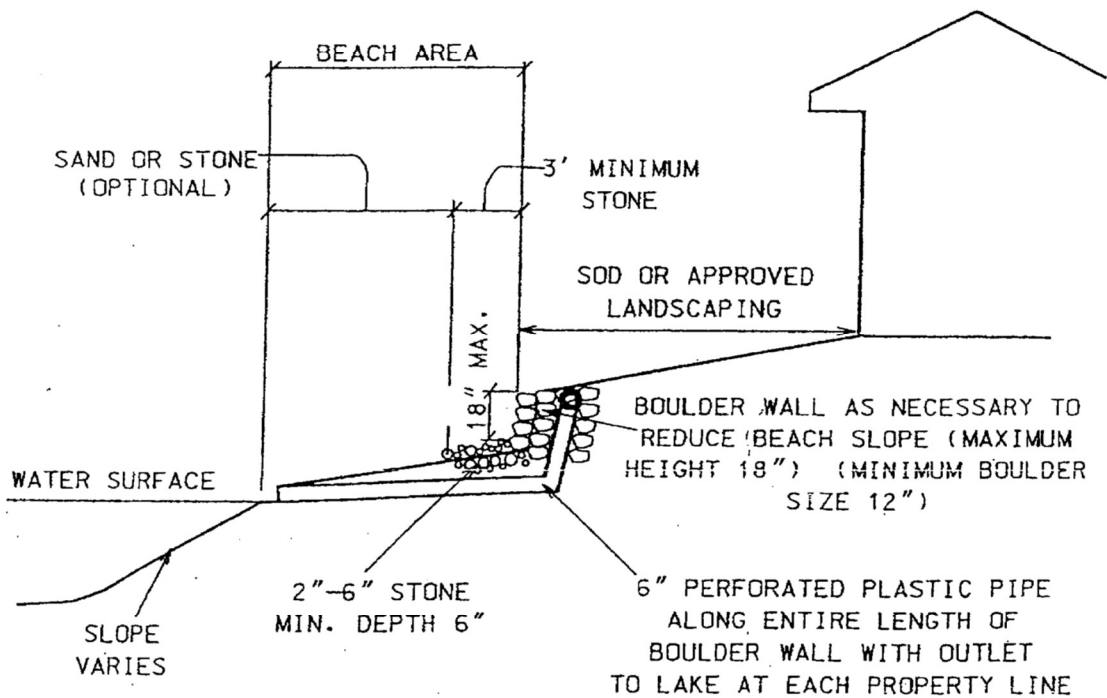
NOTE: LAKE EDGE WILL BE ESTABLISHED DURING SITE MASS GRADING COBBLESTONE & BEACH WILL BE CONSTRUCTED DURING HOME CONSTRUCTION



NOTE:
DOCK TO BE
NO MORE THAN
3' FROM SHORE
LINE

TYPICAL LAKE EDGE TREATMENT

EXHIBIT 'C-1'



STONEWATER

Written consent of Giffels-Webster Engineers, Inc.

GWE
Giffels-Webster Engineers, Inc.
ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
2871 BOND STREET, ROCHESTER HILLS, MI. 48065
(248) 852-5100

DATE: 8/20/01	CHECKED BY: DATE	SCALE: 1"=10'
DRAWN: ST		SHEET: 1 OF 1
DESIGN: DP		
REVIEWED		1000 10-10720