

Architectural Control Committee Guidelines

(Guidelines originally established July 1994)

1 Decks and patios

All structures must be restricted to fit between the two sidelines created by the house. This is a universal guideline for most improvements - (See 1997 homeowner's survey).

Points of ingress and egress, and stairways may, if necessary, project beyond those lines.

Privacy screening must be kept to a minimum and should not block the view from adjacent homes.

A setback of 18 feet is required in the back.

2 Playsets

Children's playsets must not be visible from the street and placed 10 feet away from the nearest property line.

Must be properly maintained and be removed as soon as your children have outgrown their use.

3 Swimming Pools

No above ground pools. (See homeowners 1996 survey - two lots were denied permission: lot 183, Meeting Minutes June 9, 1995 and letter dated June 15, 1995; and lot 38, letter dated April 5, 1996.)

All structures must be restricted to fit between the two sidelines created by the house. There are two exceptions, both pie shaped lots: Lot #9, pool approved by Beztak not by the RCEHA and with an unusually large easement in back (see memo dated April 28, 1993); Lot #223 where the 10' foot minimum side setback is preserved and with a very narrow back yard restricted also by easement (See Weber lawsuit file).

Points of ingress and egress, and fences may, if necessary, project beyond those lines.

The pools' security fence must be made of black aluminum or iron rod. The fence may not be situated on the property line nor be used to fully enclose the property. It should be placed as close to the pool as feasible. (See Meeting Minutes of June 19 and July 17, 1996; also letter dated June 13, 1996).

The pool must be screened from the street by appropriate evergreen landscaping material. Depending on the impact on adjacent homes, other portions of the fence may also require screening.

4 Satellite Dishes

No mounting on the front face of the residence

No elevation/attachment above the roof line

Architectural Control Committee Guidelines

(Guidelines originally established July 1994)

No mounting to chimneys

No mounting to poles. Dishes must be mounted to the dwelling.

Wiring must be placed within the residence.

Must be no longer than 18" in diameter (See Meeting Minutes of June 19, 1996)

5 Gazebos and Sport Courts

6 Screened Porches

All structures must be restricted to fit between the two sidelines created by the house.

Screened and enclosed porches shall be considered an integral part of the dwelling and therefore subject to the building location restrictions. The restrictions require a setback of 30 feet from the front lot line, 35 feet from the rear lot line and 10 feet from the side lot line. In the case of corner lots the side lot line setback is increased to 30 for the side street lot line (See DCCR).

7 Sheds

Considered as a structure per the DCCRs (Architectural Control Committee Meeting Oct 99). As such it must follow the same guidelines as for placement that we have in the DCCRs and this document. I.e. must be between the sidelines of the house and be at least 35 feet from back property line. Additionally it was felt that screening should be in place so neighbors would not have to see the shed. Neighbor approval is needed.

8 Fences

No fences are allowed with the exception of those used to enclose pools or those, which are an extension of deck railings and are subject to the same restrictions as decks above. (See memo October 28, 1992)

In no circumstance will the fence be higher than 4 feet.

9 Dog Runs

All structures must be restricted to fit between the two sidelines created by the house. Must be made of wood or aluminum fencing - no chain link. The fence must not be higher than 4 feet.

Depending on the impact on adjacent homes, the dog run may require appropriate evergreen landscaping material.

10 General

10.1 Who Must Sign

ALL ARCHITECTURAL CONTROL APPLICATION FORMS MUST BE SIGNED BY TWO

Architectural Control Committee Guidelines

(Guidelines originally established July 1994)

BOARD MEMBERS (MINIMUM). *(See Meeting Minutes of March 13, 1996)*

10.2 City of Novi Responsibilities and actions

The City of Novi will now request that homeowners provide the RCEHA approval form before issuing building permit *(see letters dated September 16, 1992 and April 25, 1994)*. However, if the homeowner insists, the City will grant the permit **without** the RCEHA consent. If that is the case, the City building department will notify the RCEHA in writing that it intends to issue the permit.

10.3 Exceptions to Guidelines *W:\data\rceha\arch control.doc*

Please note that under exceptional circumstances, the Architectural Control Committee will consider designs that do not exactly follow these guidelines. In these cases, however, particular care will be taken to consider the impact on adjacent lots; and feedback from neighbors will be part of the decision process.