

SUMMARY AND INTERPRETATION OF NORTHVILLE COMMONS RESTRICTIONS

PROCEDURE

In the event a resident wants to add to his home, change the exterior structure, add a pool, etc., the following procedure is to be followed:

1. Plans and specifications are to be prepared in detail, showing the nature, kind, shade, height, material, color, location on lot, and grading plan.
2. Two copies of the plans and specifications are to be submitted to a board member.
3. The Board will review the plans for compliance with the Subdivision's "Restrictions of Record."
4. At least two Board Members will sign both copies. One copy will be returned to the resident and the other copy will be maintained in the Association files.

HOME ADDITIONS AND ENERGY CONSERVATION SYSTEMS

Plans and specifications must be prepared for approval by the Board of Directors. They must show in detail the nature, kind, shape, height, material, color scheme, location on lot and grading plan. The addition must be at least 25 feet from the front lot line and 8 feet from the side lot line. However, it must be at least 20 feet from the nearest point of your neighbor's home. It also must be more than 50 feet from the rear lot line, except when the lot borders the Commons. ENERGY CONSERVATION SYSTEMS shall be reviewed on an individual basis, considering aesthetic and environmental impact, and with consideration of and by all residents within sight of the system.

PATIOS AND DECKS

No plan or specification is necessary for a patio. If a wall or patio screen is to be placed around this area, a plan and specification are necessary. Patio screens must be attached to the rear of the main structure and may not extend beyond the side of the house. It should not exceed 6 feet in height and should be constructed from red cedar, redwood materials, or materials properly treated for outdoor use. A plan and specification must be submitted and approved for all patio decks prior to construction.

FENCES

No fences are permitted in the front, rear or either side yard, except an ornamental fence that does not exceed 3 feet in height. A fence will be permitted around any privately owned swimming pool. If chain link fence is specified, it must be vinyl-coated. All fence plans must be approved prior to construction.

SWIMMING POOLS

Only "in ground" (No above ground) swimming pools will be permitted. The pool enclosure must conform to State, County, and local ordinances.

ANIMALS

No animals shall be kept or maintained on any lot, except household pets. These pets shall have such care as not to be objectionable or offensive on account of noise, odor or unsanitary conditions. Northville Township Ordinance No. 5 states that all dogs must be contained upon owner's property or held securely by a leash.

DOG RUNS

Shall be attached to the rear of the main structure and shall not extend beyond the side of the house. It shall not exceed 54 in height and should be constructed from red cedar, redwood, or vinyl-coated chain link material. The width and length limitations are 620. In all instances dog runs must be screened with adequate shrubs or landscaping materials.

STORAGE SHEDS

No storage shed or structure may be placed on any lot. No refuse pile or unsightly materials shall be allowed on any lot, unless they are cared for in such a manner as not to be offensive to neighboring property owners.

COMMONS AREA

No trees, evergreens, or plants of any kind may be planted in any Commons area unless plans are submitted to the Restrictions Committee and approved by the Board of Directors.

No motorized vehicles of any kind and at any time of the year are allowed on the bike paths or in the Commons area, except for maintenance purposes.

No substance, e.g., grass clippings, sod, dirt, etc., shall be dumped in the Commons areas.

No hardball or golfing.

TRUCKS AND TRAILERS

House trailers, boats, or boat trailers, and commercial vehicles of any kind shall not be stored or parked in the Subdivision, except within a private attached garage.

MOTOR HOMES AND CAMPERS

Motor homes and camper type vehicles shall not be stored or parked in the Subdivision, except within a private attached garage. When these vehicles are being used, a resident is allowed to park them on their driveway for a twenty-four hour period to unload it. A longer period is considered unreasonable.

SIGNS

No signs or billboards shall be placed on a lot, except one sign advertising the lot or house for sale or lease. Northville Township ordinance prohibits placing any signs at any entrances to the neighborhood.