

# Maybury Park Estates

## Northville, MI

### HOMEOWNER LANDSCAPE REQUIREMENTS AND GUIDELINES

**1. Street trees** - Must be installed per developer/builder or homeowner based upon original signed contract. Street trees must be installed at minimum of 3" caliper at same time of initial landscape installation. These street trees are to be located between the sidewalk and the street portion of front yard to be spaced evenly. These street trees are to include: American Sweet Gum, Swamp White Oak, Green Mountain Sugar Maple, Red Pointe/Autumn Blaze Maple and Bradford Pear.

**2. Evergreen trees** - Evergreen trees are to include Norway or Colorado Spruce, Douglas Fir, Austrian and White Pine only. Evergreen trees are required to be a minimum of 10' tall and 12' from walks and residential structures. This height does not include the single whip at the top of the branches.

**3. Shade/Ornamental trees** - These trees should have a minimum caliper of 4" to 4.5" in circumference and planted minimum of 8' from walks and residential structures.

**4. Shrubs** - Shrubs are to include lilac, viburnum, forsythia, rose, etc. and shall be installed to a minimum height of 3'- minimum 4" on center.

**5. Small shrubs** - Small shrubs are to include hedges that will be planted without any spacing between planted shrubs, to appear as continuous hedge and not individual plants, to be installed to a minimum height of 18" to 24" tall. Yews, boxwood, knock-out roses included.

**6. Decks** - All materials must be composed of cedar, i.e., or composite (Trex, Azek) No wolmanized lumber shall be used for any type of final decking exposure. No white, brown, multi colored or egg rocks are permitted to be used in any landscaping capacity. Any decorative rock(s) must be approved prior to installation for size and shape. No vibrant color mulch is permitted. Only black or brown mulch is permitted. All decks that are on ground level must have either face brick surround that matches the homes face brick or approved landscape stone.

**7. Tree density guidelines:**

- **Front yard** - There is a required minimum of 3 additional shade/ornamental/evergreen trees in addition to street trees to be incorporated into landscape design.
- **Back yard** - There is a required minimum of 4 trees including evergreens/shades/ornamental trees to be incorporated into landscape design.
- **Side Yard** - Approval as permitted by space per lot.

**8. Landscape plans** - All landscape plans to be signed off by the HOA Board. There are no signs for landscape contractor allowed on property during or after landscape installation. There are no materials/vehicles allowed to be left in street overnight. There will be no deviations on final approved plans. Street and yard must be broom clean after landscape installation completion. All landscape plans are to be reviewed by the Architectural Committee with the final approval from the HOA Board prior to any installation. All homeowner landscape to be installed at homeowner's sole expense. The HOA Board reserves the right to deny approval based on past experiences with contractors who do not follow the guidelines.

**9. Mailboxes** - No mailboxes will be installed until final HOA Board inspection/approval on final landscape installed review.

**10. Landscape time requirements** - Landscaping shall be installed within ninety (90) days of closing or occupancy, whichever comes first. If such closing or occupancy occurs after October 15<sup>th</sup> of the year of the closing, then landscaping including sod shall be installed no later than June 1st the following year. All lawns front or rear are to be sod and no hydro seed is allowed. No lawn ornaments of any type are allowed.

**11. Air Conditioning - Pool Pumps - Heater – Generators – etc = Units** - All Units must be screened from street view with natural plant material. As a result, the location of the Units and the landscape material that will be used to screen the Units must be included as well.

**12. Irrigation** – Underground lawn irrigation must be installed on all lots and shall be controlled via an automatic electronic sprinkler system with an electric timer. The sprinkler system should be installed in all zones to allow for efficient and effective use of water. No sprinklers are allowed in the common areas by the homeowner.

**13. Outdoor lighting** – Landscape outdoor lighting locations must be included with landscape plans. No outdoor lighting is allowed in the common areas by the homeowner.

**14. Play-scapes and Trampolines** – Play-scapes and trampolines are considered part of the landscape plan and must be submitted for approval prior to installation. A picture of the item should be included with the application and its intended location denoted on a landscape plan. Play-scapes and trampolines must be in the rear yard and within the beautification triangle as defined in section 1.1 of the Novi Ordinances. Views of surrounding neighbors must be considered in any final choice. All play-scape colors and trampolines must match the established standards of the previously installed units throughout the neighborhood.

**15. Fire Pits** – Built-in or sunken Fire Pits are allowed with written approval of the Board as part of a landscape design. Portable fire pits are not permitted. Burning of yard waste including leaves is not allowed. The location of such fire pit will be taken into consideration so as not to be within 20' from the nearest neighbor's property line.

**16. Non-Acceptable items/structures** - Sheds, wooden fences, dog runs, hot tubs exposed to the street without plant shading, pens of any kind, gardens exposed to the street, and swings in front of the home are not allowed. This is a partial list and is decided upon at the sole discretion of the Board and may be changed from time to time without notice.

**17. Prior Approval Required** – All initial landscape plans, as well as all subsequent landscape revisions, shall be submitted by the homeowner or builder using the Maybury Park form(s) located at [Mayburyparkstates.net](http://Mayburyparkstates.net) under the Association heading. Applications and supporting documents should be sent to the Association's management company who will forward them to the Board for review. Electronic submission is allowed by size restrictions and viewing may require large format plan personal submission.

All plans should include intended plantings, their species and sizes must be included with the submission. Plans should also detail all hardscapes including any retaining walls, stairs or other structures.

If submitted in hard copy, two sets of landscape plans should be submitted along with the application. One set shall be retained by the Association; the other copy upon approval shall be returned to the homeowner along with a copy of the application bearing the Committee's approval. If initially submitted electronically, the approved application only will be returned once it is approved and signed.

Installation of landscape elements may begin once the plans have been approved by the Board and a signed copy has been returned to the homeowner or builder. You must allow a minimum of 14 days for review. Annual flower plantings need no submission.

**18. Subsequent Landscape Plan Revisions** - Should a homeowner wish to modify or expand their landscape plan, they should submit their proposed revisions to the Committee via the process listed in Section 17. These plans do not need to be professionally drawn but should accurately reflect all proposed revision details as described in Section 17.

**19. Signs\* & Advertising** – Prohibitions against signs and advertising shall not preclude the display of:

- A single United States flag\* of a size not greater than three feet by five feet on the exterior of a Unit, as expressly permitted by the bylaws. Flag poles are not permitted;
- Home security signage\* [i.e. small security decals (measuring not greater than six inches x six inches, affixed to windows or doors of the Unit) and a single yard sign (measuring no greater than one foot x one foot in size)] on the exterior of a Unit;
- Occasional signage or single school signage may be displayed for a reasonable amount of time, not to exceed 30 days\* to celebrate athletic achievement on the exterior of a Unit. No larger than 18" X 18";
- Special signage may be displayed for a reasonable amount of time, not to exceed 1 week\*, to celebrate significant life events (e.g. child births, graduations and anniversaries) on the exterior of a Unit.

\*Signage that looks weathered or unkempt must be promptly removed or replaced.

**20. Decorations** – Prohibitions against decorations of any kind shall not preclude the display of customary holiday decorations from the exterior of the Unit or on Common Elements to celebrate generally recognized national holidays, provided that such decorations do not create a public, religious nuisance or safety hazard, for a time period not to exceed ten (10) days for holidays falling between January 11th and November 30th and forty-five (45) days for holidays between December 1st and January 10th. Fourth of July Decorations are to be displayed from July 3-July 5 only.

**21. Vehicles - Off Road Motorized** - For safety, all off road vehicles must obey all applicable state and local traffic laws and ordinances and are prohibited from trespassing on private property and operating on sidewalks and common areas. All vehicle must have current registrations and meet DMV requirements. For peace and tranquility, motorcycles and ATV's may not be operated on Sunday or outside the hours of 9:00 AM and 6:00 PM on all other days. Golf-carts that do not meet the City of Novi requirements for safety, i.e. windshield, wipers, headlamps, tail lights, blinkers and flashers are not permitted within the grounds or roads of Maybury.

**22. Yard Maintenance** – You are required to maintain the appearance of your yard throughout the entire year. This includes, without limitation: (i) promptly removing snow and ice from all sidewalks; (ii) fertilizing lawn and plants; (iii) applying weed and insect control; (iv) irrigating landscaping to maintain the health of lawn and plants; (v) pruning and trimming plants; (vi) pulling weeds from your yard; (vi) applying fresh mulch or other approved ground cover; and (vii) mowing and edging. While we encourage everyone to maintain the integrity of our neighborhood, we ask that you avoid using power tools or lawn mowing on Sunday or at any time outside of normal working hours (8:00 AM and 7:00 PM, Monday through Saturday.) If difficult weather keeps you from maintaining the safety and appearance of your yard, occasional yard work may be conducted outside of normal working hours, provided that you comply with applicable noise ordinances.

**23. Future Revisions** - The Maybury Park Association reserves the right to amend these requirements at any time without notice.

I am in receipt of the current Rules as received, and I agree with the intent to follow as described herein.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Lot#: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Fax: \_\_\_\_\_ E-Mail \_\_\_\_\_

Date \_\_\_\_\_

## ARCHITECTURAL & GENERAL REQUIREMENTS

*(All YES items must still be requested in writing with all appropriate required drawings and exhibits. All approvals must be in compliance with the Restrictions and Architectural Control Policies and Procedures)*

ITEM	YES	NO	COMMENTS
Advertising or signs	X		As per guidelines in Section 18
Alterations and Modifications	X		Requests must allow for 2 weeks. Board approval required for all. This would include change of exterior colors.
Antenna	X		Permitted on the rear of the unit hidden from road. Needs Board approval for location
Awning over deck/balcony	X		Match Color of Trim with Board Approval
Basketball backboard attached to building		X	Non-permitted use
Basketball backboard	X		Black pole with clear backboard – Minimum of 30' from front Lot line and 4' from side Lot line
Birdfeeder / Bird baths	X		Rear yard only hidden from road.
Buildings for Storage		X	Non-permitted use
Common Elements		X	No permanent structure of any kind in Common Elements
Decks	X		With Board Approval. Decks must have yearly cleaning treatment
Dog Kennels or Runs		X	Non-permitted use
Electronic / Invisible fences	X		On Homeowner property only
Fences		X	Except around swimming pools with Board approval – no wood or metal cyclone fencing permitted
Flag –USA	X		No larger than 3' x 5' – Location needs Board Approval
Flag Pole		X	Non-permitted use
Gardens	X		12 x 10 Maximum – rear yard only.
Gazebos	X		Board Approval
Generators	X		Not visible from road – Must be landscaped
Holiday Decorations	X	-	As outlined in Section 19
Hot Tub	X		With Privacy Enclosure and Board approval
Landscape Plan Alterations	X		Requires Board Approval
Landscaping installation			Approved Landscaping must be installed within 90 days of final grade. Fine of \$100.00 per day starting on day 91 of closing or final grade. For units closed after October 1st the time frame may be extended with Board approval.
Lawn Hydro seed		X	Non-permitted use
Lawn - Sod	X		Sod only
Lawn Maintenance	X		No commercial or motorized lawn care allowed on Sunday.

Leasing of Unit	X		Not less than 6 months or more than one year. Please see Bylaws for procedure to lease. No multiple family leasing
Lighting	X		Landscape Lighting with Board approval
Pets	X		Domesticated pets only. Total of 2 cats or dogs not to exceed 100 pounds per animal. No pets kept or bred for Commercial purposes. No exotic, savage or dangerous pets. No dog runs/cages allowed outside.
Play structures	X		Backyard only - No bright colors. Must be Board approved as to size and location.
Rubbish Collection	X		Trash pickup allowed only on Wednesdays. Rubbish cannot be placed curbside until after 6:00 PM on Tuesday. Cans and containers must be removed by the end of the day Thursday. A 24 hour exception is allowed for holiday pickup delays. Trash receptacles are to be stored in the garage. All residents must have approved containers.
Satellite Dish	X		Satellite dishes no greater than 1 meter in diameter; hidden from road and must be pre-approved.
Sheds / Tents		X	Temporary tents for parties are allowed for a maximum of 72 hours. Management Company to be notified prior to set up. No sheds are allowed.
Solar Panels	X		Not Visible from road- needs Board approval
Statues	X		Backyard only – not visible from road.
Swimming Pools	X		Permanent only; Board approval required; "kiddy" pools permitted – 1' x 8'-with permission
Vehicles	X		Only passenger cars, SUV, or pickups without any commercial signage may be parked between garage and street. No long term parking in circle drives. No long term street parking. No for sale signs on vehicles.
Vehicles Off Road Motorized		X	Powersport and other motorized vehicles must be stored in garage. This would include boats, trailers, and jet skis. No motorized vehicles / off road power sport equipment allowed in Common Areas or vacant Lots. 24 hour parking of recreational trailers at the top of the driveways is permitted.

### **Beautification Triangle**

#### Section 1.1 Permanent Outdoor Recreational Structures, Gazebo and Other

**(a) Number Permitted.** Only one permanent outdoor recreational structure is permitted within any Condominium Unit.

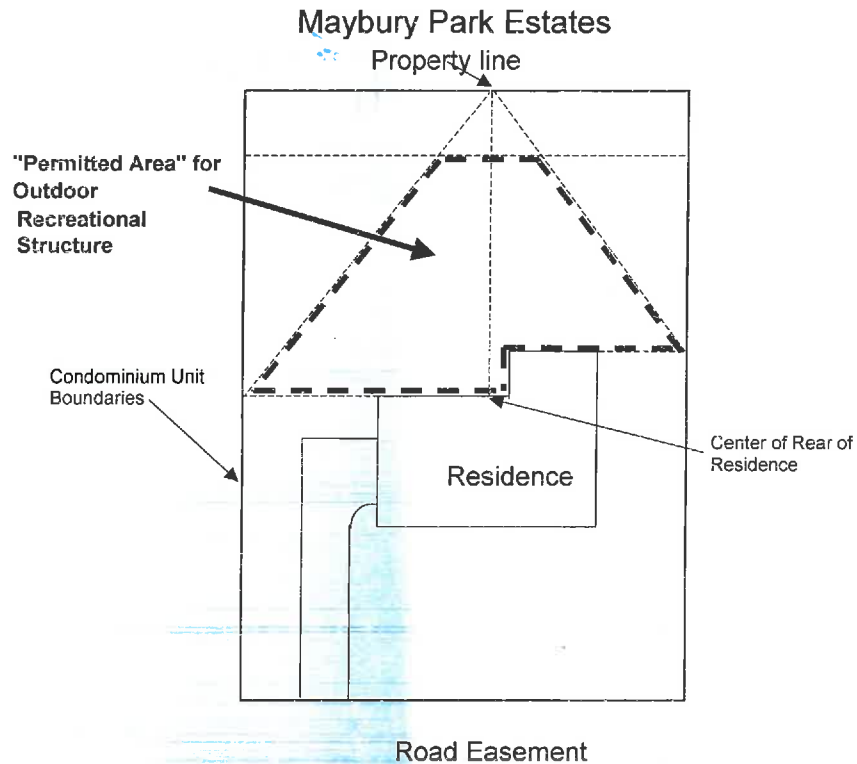
**(b) Size.** The permanent outdoor structure shall conform to the following maximum dimensions, unless more restrictive dimensions are required by the City of Novi:

Area – No greater than 200 square feet  
Height – No greater than 14 feet

(c) **Architecture.** The architecture of the structure shall be in harmony with the Condominium as a whole and MUST be approved by the Board prior to installation. The purpose of this Section is to assure the continued maintenance of the Condominium as a beautiful and harmonious residential development.

(d) **Location.**

(1) Any permanent outdoor recreational structure shall be located within the generally triangular shaped area ("Permitted Area") formed by the rear of the residence and a point at the water line that is projected at 90 degrees from the center of the rear of the residence, as shown in the sketch below



(2) No permanent structure shall be located within the conservation easement or beach area.

(e) **Maintenance.** The structure shall be maintained in accordance with the requirements for maintaining the residence within the Condominium.

(f) **Approval.** No play scape or other permanent recreational structure shall be constructed or placed within any Unit unless plans and specifications have been reviewed and approved in writing by the Association.