

Lakes of Northville Homeowner's Association Rules & Regulations

Commons Areas: No trees, evergreens or plants of any kind may be planted in any Commons area. No substance, e.g., debris, grass clippings, sod, dirt, garbage, etc., shall be dumped in the Commons area. No motorized vehicles of any kind are allowed in the Commons area at any time of the year, except vehicles approved by the Board and used for the maintenance or repair of the Commons area. No sports activities are allowed in the Commons area at any time of the year. No structure or landscaping can be constructed that encroaches on the Commons area.

Building Modification Procedure: If a resident wants to construct, modify or alter their residence exterior, pool, patio, deck (see below) or otherwise do anything that requires approval by the Association, the following procedure is to be followed:

Plans and specifications are to be prepared in detail, showing the nature, kind, shape, height, material, color scheme, location on lot and grading plan.

Two copies of the plans and specifications are to be submitted to a member of the Architectural Committee.

The Architectural Committee will review the plans for compliance. Upon approval of the plans, two members of the committee will sign both copies. One copy will be returned to the resident for submission to Northville Township for their required approval. Northville Township will require prior signed approval from Lakes of Northville Homeowner's Association (LNHA). The other copy will be maintained in the Association files.

Please allow thirty (30) days for this processing by the Committee. If the request is refused, the homeowner has the right to appeal the decision within 30 days of the refusal.

Decks and Patios: No plans need to be submitted for a deck or patio, **unless** a wall or patio screen is to be placed around this area, or a roof or covering is to be placed above this area. If this is the case, a plan must be submitted to the LNHA Architectural Committee for approval. Patio screens must be attached to the rear of the main structure and may not extend beyond the existing structure's farthest rear point. It should not exceed 8' in height and should be constructed of cedar, redwood, composite, pressure treated wood or other approved materials for outdoor use, and if wood, stained.

Animals: No animals other than household pets shall be kept or maintained on any lot. These pets shall be limited in number and not be objectionable or offensive due to noise, odor or unsanitary conditions. Northville Township ordinances state that dogs must be contained upon the owner's property or held securely on a leash.

Swimming Pools and Spas: Only "in ground," not "above ground," swimming pools are permitted. Any fences enclosing pools must conform to state, county, and local ordinances. No privacy fences are permitted. All fences must be approved prior to construction. Any exterior hot tub or Jacuzzi plans and specifications must be submitted for approval. In all instances, they must be surrounded with adequate shrubs and landscaping materials. Northville Township will require prior signed approval from LNHA.

Fences: No fences of any kind are permitted except those required in connection with a pool.

Home Additions and Solar Systems: Plans and specifications for home additions must be submitted for approval by the Architectural Committee, and must adhere to all Northville Township Zoning requirements and regulations. They must show, in detail, the nature, kind, shape, height, material, color scheme, location on the lot, and grading plan. Plans and specifications for solar heating systems and solar electric panels must be submitted for approval and will be reviewed on an individual basis, considering aesthetic and environmental impact, and with consideration of any and all residents within sight of the system.

Storage Sheds and Other Structures: No storage sheds, clotheslines or other structures may be placed on any lot.

Dog Runs: Dog runs shall be attached to the rear of the main structure and shall not extend beyond the side of the house. They shall not exceed 54" in height and should be constructed from cedar, redwood, pressure treated wood, vinyl-coated chain link material or other approved materials that are properly treated for outdoor use. The width and length limitations are: 6' x 20'. In all instances, dog runs must be approved by the Architectural Committee.

Motor Homes, Campers and Other Recreational Vehicles: 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, residents are allowed to park them on their driveway for not more than 72 hours total, whether consecutive or not, within any consecutive two week period. If additional time is needed, permission may be requested from the Board.

Trailers, Trucks Commercial Vehicles, Cars and Boats: Trailers, trucks, vans (excluding non-commercial pickup trucks and vans), commercial vehicles, boats and boat trailers, inoperative cars, junk cars, cars under restoration, construction or repair shall not be stored, parked or worked upon in the Subdivision except within a private attached garage.

Refuse and Debris: Refuse and debris should be put out for collection no earlier than the evening prior to pickup.

Unightly Materials: Woodpiles, piles of bricks, blocks, stones and other materials must be stored as inconspicuously as possible, i.e. in the garage or next to the house.

Signs: Temporary political signs will be allowed for school, primary, local, state and federal elections for a period of time not to exceed 30 days prior to the election and must be removed by the day following the election. The sign shall not be more than 3.5 sq. ft. Signs advertising the lot or house for sale are permitted. Signs advertising contractors are permitted while work is being actively performed, but must be removed upon completion of the project. All other signs are prohibited (except small signs of a decorative nature). Signs at entrances for garage sales must be removed the day the sale ends.

Reporting Violations

If a LNHA resident believes that there has been a violation of these Rules & Regulations, the complaint to the Board must be in writing and include the following information:

An explanation of what rule has been violated and frequency or length of occurrence, any discussion you have had with violator, and recommendation for resolution. Sign, date and mail the letter to: LNHA, P.O. Box 5303, Northville, MI 48167.

Effective Date and Pre-Existing Conditions: These rules are effective as of May 1, 2009. Any structure erected prior to May 1, 2009 that conformed to the rules in effect at the time of construction, may continue as a non-conforming (grandfathered) structure for the life of that structure. The non-conforming structure cannot be replaced, however, when it deteriorates. This grandfathered provision does not apply to structures that encroach onto the Commons area.

NOTE: The Rules & Regulations established above are based on the Deeded Restrictions written when our subdivision was created and approved by Township and County governments. The Deeded Restrictions state, in part: *"The Association may, in the discretion of its Board of Directors, promote and advance the interest of the lot Owners, establish social programs and establish programs and policies which will improve the subdivision and assist the lot Owners."*

Courtesy of The DiMora Team