

## SUMMARY OF THE BUILDING AND USE RESTRICTIONS FOR MAPLE HILL SUBDIVISION

### PROCEDURE

In the event a resident wants to add, revise, alter, or change his home, add a pool, build any structure, etc., the following procedure is to be followed:

1. Plans and specifications are to be prepared in detail, showing the nature, kind, shape, height, material color, location on lot, and grading plan.
2. All plans for proposed additions or structural changes must be prepared by an architect registered in the State of Michigan.
3. Two copies of the plans and specifications are to be submitted to the Architectural Control Committee.
4. The Architectural Control Committee will review the plans for compliance with the subdivision's BUILDING AND USE RESTRICTIONS. They will then be submitted to the Board of Directors with a recommendation to approve or reject the plan.
5. Upon reaching a decision, one copy of the plans noting the Board's decision will be returned to the resident and the other copy will be maintained in the Association's files.
6. Please allow thirty (30) days for processing by the Architectural Control Committee and the Board of Directors.

### HOME ADDITIONS

1. All plans must show in detail the nature, kind, shape, height, material, color scheme, location on the lot and grading plan.
2. Plans should include elevations of all sides of the proposed addition.
3. Compliance with all Township set-backs, building heights, and codes is a requirement. Variances will not be accepted.
4. Satellite dishes, TV and CB antennas are not permitted.

### PATIOS AND DECKS

1. Plans and/or specifications for patios (paver bricks, concrete and other finishes) at-grade are not required.
2. Plans and/or specifications for decks are required for general review and compliance.

3. If a deck or patio is to have a screen and/or gazebo, plans and specifications must be submitted for approval. All screens must be attached to the rear of the structure, not exceed six (6) feet in height, and not project beyond the side of the house. Gazebos should be designed for harmony with the general surrounding and should be compatible with the deck and home.
4. Acceptable materials are cedar, redwoods, and materials properly treated for outdoor use.
5. A subdivision approved plan and Township building permit must be obtained prior to commencing of construction.

### FENCES

No fences are permitted in the front, rear or either side yard. A black wrought iron or aluminum tube fence will be permitted around any privately owned swimming pool. Fences must be located around the pool and will not be permitted to be placed at or near the property line(s).

### SWIMMING POOLS

Only "in ground" (no above ground) swimming pools will be permitted. The pool and 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.

### 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.

### GARBAGE AND REFUSE

All garbage, refuse and grass clippings are to be placed in secure containers within a garage or at the rear of the house and not visible from the street. Placement for pick-up is to be no longer than the night before the scheduled removal.

### 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.