

ARCHITECTURAL CONTROL COMMITTEE

STANDARDS OF REVIEW

These Standards of Review are being made available to provide you with the criteria that will be used by the Architectural Control Committee (ACC) where discretionary authority is granted in the Keatington Cedars Deed Restrictions. Action of the ACC does not imply compliance with Orion Township Zoning Regulations. Said regulations should be checked prior to the start of construction or changes to be made with the structure.

FENCING can be used for any of three purposes – decorative, privacy or for a dog run. ALL fencing must be wood and all fence posts must be placed at least 36” inches into the ground. Fencing used to enclose a lot or a portion of a yard is strictly prohibited. This rule excludes fences meant to enclose an in-ground pool as required by state law.

CHAIN LINK FENCING IS STRICTLY PROHIBITED IN KEATINGTON CEDARS #1 SUBDIVISION

Decorative fencing must be non-contiguous. It may be constructed from split rail or sawn lumber. This type of fencing may be any length. This is not to include (the) perimeter of a lot or length between houses. This type of fencing must have openings of at least one foot between the bottom of one slat and top of another slat. Privacy fencing may not be higher than six feet. Privacy fencing may protect no more than two sides of the area to be screened. The length of the fencing can be no longer than the area to be screened. Area is defined as a patio or deck that is immediately adjoining the house.

DOG RUNS

Dog run fencing must be three sided. The fourth side of the dog run must be the house. The narrow sides of the run must not extend more than five feet from the house. The length of the run must be no longer than the side of the house it abuts. The height of the dog run can be no higher than four feet. A dog run must be constructed from wood or weather resistant material.

DOG HOUSES

Dog houses should be situated at the back of the house and not visible from the street the house faces. Dog houses must be made of quality materials and weather preserved material and maintained in good condition.

ALL RECREATIONAL EQUIPMENT

In accordance with #9 of the Deed Restrictions

All recreational equipment (swings, Jungle Gyms, Trampolines) must be maintained in good condition and set within ten feet from the PROPERTY lines, placed in back of the yard and not visible from the street the houses faces. **ALL Must be constructed of weather resistant material.**

SWIMMING POOLS

In accordance with part 2, Section 11 of the Deed Restrictions, swimming pool designs must be submitted to the ACC for approval. Swimming pools may be approved under the following Standards of Review.

They must be constructed to be in compliance with existing state and township ordinances.

Only swim pools that are in-ground will be approved. In-ground is defined as being level with the existing grade.

Jacuzzis and hot tubs not more than eight feet in diameter are exempted from being in-ground provided they are built into a deck structure attached to the house.

DECKS, PATIOS AND GAZEBOS

In accordance with Part 2, Section 16 of the Deed Restrictions, the deck, patio and/or gazebo plans must be submitted to the ACC for approval.

Decks, patios and/or gazebos may be approved provided they are within the setbacks required for houses in this subdivision.

Decks and gazebos made from redwood or pressure-treated wood are encouraged. Other woods must be properly weather preserved. Weather resistant material may be used in place of wood.

MANUFACTURED CANOPIES

Seasonal canopies, with or without bug screens, designed specifically to use for shade in backyards, to cover decks and/or patios are allowed from April first through October 31st, as long as they are maintained in good condition.

TREES

In accordance with #6 of the Deed Restrictions

Diseased trees or those interfering with site lines for safe vehicle use may be removed. Overgrown trees that are encroaching or are a threat to a structure may be removed. Request that Board members be advised when trees are removed.

COMMERCIAL VEHICLES

In accordance with #12 of the Deed Restrictions A commercial vehicle, other than those present on business or are the principle means of transportation for the resident to a job site may be parked in the subdivision.

Trailers (all type), campers and recreational vehicles will be permitted the subdivision for limited periods of time subject to the approval of the ACC.

There is a specific Charter Township of Orion Ordinance #78, Section6.02d that addresses the restriction of commercial vehicles and equipment.

RESIDENTS WHO HAVE ISSUES WITH ANY COMMERCIAL VEHICLE, TRAILER AND/OR EQUIPMENT THAT IS PARKED OR STOWED IN THE SUBDIVISION CAN CONTACT THE TOWNSHIP ORDINANCE OFFICER FOR ENFORCEMENT.

BOAT STORAGE

Winter storage is defined as that period of time when Daylight Savings Time is not in effect.

Summer storage is defined as that period of time when Daylight Savings Time is in effect.

PLACE OF STORAGE

Is to be sited on the property in such manner as not to be visible from the street fronting the residence. This rule is for winter storage only. During summer storage the boat can be sited next to the garage or on the driveway as long as the boat is on a trailer specifically made for its transportation and maintained in good condition.

TYPE OF STORAGE

The boat must be on a trailer specifically designed to trailer a boat. This rule does not apply to boats that can be lifted by two people. Boats in disrepair are defined as follows.

A boat not capable of being placed in the water without danger of sinking.

A boat that has chipped and flaking paint

A boat whose bottom is fouled from sitting in water for a long period of time.

Although not required, it is desired that people who own boats keep them in a garage. The ACC must approve winter storage of boats.

LOADING AND UNLOADING OF RECREATIONAL VEHICLES AND CAMPERS .

The loading and unloading of RV's shall be permitted in the subdivision 72 hours previous to leaving on a vacation and 72 hours following return; special circumstances that may require more time may be approved by the ACC.

Campers, and all types of trailers, etc. must comply with the same restrictions.

Trailers designed solely for watercraft use may be parked on a driveway during the watercraft season, as designated in the ACC's Standards.

RV's campers, trailers, etc. when not in use or being loaded and unloaded within the 72 hour period must be stored in a garage, behind a house so as not to be seen from the front of the structure or outside the subdivision boundaries.

FREE STANDING WALK-IN STRUCTURES

In accordance with #9 of the Deed Restrictions.

Out Building is defined as any free standing structure placed in an open area.

One storage container designed for exterior use may be allowed as long as it adheres to the following regulations.

NO METAL TYPE OF CONTAINER WILL BE APPROVED.

NO FREE STANDING, WALK-IN STRUCTURES OF ANY KIND WILL BE APPROVED.

CONTAINERS MUST BE APPROVED BY THE ACC.

CONTAINERS MUST BE OF A WEATHER RESISTANT TYPE OF MATERIAL.

MUST ABUT THE CURRENT HOUSE STRUCTURE

MUST NOT BE VISIBLE FROM THE STREET TO WHICH THE RESIDENCE FACES.

MUST BE SMALLER THAN 52"W, x 32"D, x 77"H

MUST BE PLACED ON A CEMENT SLAB/FOUNDATION

DATE_____

**Keatington Cedars Homeowner's Association
Request for changes to existing structure and/or property**

Homeowner's proposal

Name_____Lot #_____

Address_____

Telephone #_____E-Mail_____

Estimated Start Date_____

Estimated Completion Date_____

PLEASE PROVIDE:

Detailed description of project, pictures (if possible), design of project, materials to be used
Please diagram the project showing the position on the property in relationship to the house,
lot lines and adjoining
properties

Action of the Committee/Board does not imply compliance with Orion Township zoning regulations. Said regulations should be consulted prior to starting the project.

Revised
2006

Keatington Cedars Architectural Committee and/or Board of Director's review

Date _____

Lot# _____

_____ ACCEPT PROPOSAL AS
SUBMITTED

_____ ACCEPT PROPOSAL WITH EXCEPTIONS AS NOTED BELOW

_____ PROPOSAL INCOMPLETE, REQUIRES ADDITIONAL INFORMATION-SEE BELOW

_____ REJECT PROPOSAL, AGAINST SUBDIVISION DEED RESTRICTIONS-SEE BELOW

_____ OTHER - SEE BELOW

EXPLANATION OF ACTION _____

COMMITTEE/BOARD MEMBERS

_____	_____
_____	_____
_____	_____
_____	_____

Action of the Committee/Board does not imply compliance with Orion Township zoning regulations. Said regulations should be consulted prior to starting the project.

Approvals by Keatington Cedars Association Board

Title _____

Title _____

Dated _____

Dated _____

There is a seven-day grace period before the above decision becomes effective. You have the right to appeal any decision of the Association within thirty (30) days of said decision. Such an appeal must be made in writing to Keatington Cedar's Association Board and must include all of the reasons upon which the appeal is based. The Association Board will then review the case and make a final decision

KEATINGTON CEDARS #1 HOMEOWNER'S ASSOCIATION

INTRODUCTION

Changes and expansions to the current Architectural Standards are listed on the following pages. The changes are not major, and are to be viewed as clarifications of established Deed Restrictions for the Keatington Cedars #1 Subdivision. The need for in-depth clarification of the Deed Restrictions is based on experiences the Architectural Control Committee and the Board of Directors have had with what is already written in the Deed Restrictions. These Standards of Review have not been updated for eons and they need to relate to current issues that are arising within the subdivision.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Standards of Review

These Standards of Review are being made available to provide you with the criteria that will be used by the ACC where discretionary authority is granted in the Keatington Cedars #1 Deed Restrictions.

Within the authority of the Boards of Directors, the following definitions and updating of the Standards is within the directives of the By-Laws. Refer to page five, section #1.

“Within the limitations stated in these by-laws the Board of Directors shall be the managing body of this Association and shall be authorized to grant to committees and other agents as it deems advisable, the authority to conduct specific activities.