



Association Building Worksheet

Application #

General Information:

The by-laws governing our subdivision set up many specific requirements for the construction of a new home with respect to minimum square footage, exterior construction materials, minimum set backs and so on. This document highlights many of the rules and restrictions set forth in the by-laws. This document only lists a small subset of the rules and restrictions and is not intended replace the by-laws. Each lot or homeowner is encouraged to read and understand the by-laws. It is the hope of the Architectural Control Committee that this document will bring to light potential problems early in the process so they may be resolved in the least costly manner possible for everyone involved.

Please note that the Township building department will not issue a building permit for your project without an approval from the Heather Lake Homeowners Association.

The Heather Lake Architectural Control Committee requires the following documentation to process your application

- Two Sets of construction drawings and specifications (One for the Association and one for township).
- Site plan.
- Heather Lake Estates Building Worksheet.

Please fill out the following general information regarding your lot; your mailing address; and your builder information:

Lot # _____ Address : _____ Clarkston MI 48348
(If Known)

Owners Name	_____
Address	_____
City, State, Zip	_____
Phone	(____) _____

Builders Name	_____
Company Name	_____
Phone	(____) _____
Builders License #	_____

Construction Information:

The following is a list of common subdivision rules and restrictions that are often overlooked by homeowners and builders which will cause your plans to be rejected.

- No structures of any kind are allowed to be erected in Heather Lake Estates without the Homeowners Association Architectural Control Committee’s approval.
- Unattached structures are not permitted.
- Homes must meet the minimum required square footage, (see “House Size” on this page).
- Setback requirements are 125’ minimum front and rear, with a 25’ minimum side setback
- All driveways will be asphalt.
- T111, aluminum and vinyl are not approved siding materials.

House Size: Heather Lake Estates subdivision has a minimum square foot requirement of 2,200 Sq. Ft. for a 1 story and 2,800 Sq. Ft. for anything other than a 1 story home. All homes on the lake are required to be a minimum of 2,800 Sq. Ft. The following general guidelines are listed to assist you in calculating the square footage of your proposed home:

- Square footage calculations are from outside wall dimensions of the house only, garages and breezeways are not included.
- No basements are included.
- Stairways to basements, finished or unfinished are not included.
- Unheated or Unfinished spaces are not included.
- Cantilevered bays that extend to the floor will be included as square footage.
- Higher than normal ceilings do not increase the square footage of a home.

Please complete the following table regarding the size of your proposed home:

Owner’s Estimate:

Committee’s Calculation:

<i>1st floor:</i> _____ <i>Sq Ft</i>	<i>1st floor:</i> _____ <i>Sq Ft</i>
<i>2nd floor:</i> _____ <i>Sq Ft</i>	<i>2nd floor:</i> _____ <i>Sq Ft</i>
<i>Total Square Footage =</i> _____ <i>Sq Ft</i>	<i>Total Square Footage =</i> _____ <i>Sq Ft</i>

House type: *1 story* *2 story* *Other, explain* _____

Exterior materials: The by-laws state that the exterior surface of a house be of natural materials such as brick, stone or wood. The Architectural Control Committee is responsible for determining the appropriateness of any exterior material. Therefore, samples of building materials may be requested from time to time by the committee before approval can be given. Aluminum and vinyl are not acceptable materials. Also, T111 and clones (although wood) are not acceptable due to their poor quality and durability. All exterior materials should be noted on the plans or in the house specifications as well as listed here.

The committee will also makes a determination as to the overall aesthetics of a house plan. A house design is required (in the by-laws) to be aesthetically pleasing and fit in with its surrounding neighbors.

Please supply the following information to assist the Architectural Control Committee in making their determination:

	<i>Material Type</i>	<i>Color</i>
• <i>Roof:</i>	_____	_____
• <i>Siding:</i>	_____	_____
• <i>Brick:</i>	_____	_____
• <i>Soffit:</i>	_____	_____
• <i>Trim:</i>	_____	_____

Other Restrictions to be aware of: The following is an additional list of requirements that are sometimes overlooked by homeowners and builders.

- External lighting is limited to 300 watts.
- Weeds must be kept to a maximum height of 18” during construction.
- Clean site a minimum of once per month during construction.
- No above ground fences are permitted unless surrounding a pool.
- Lawn within 2 years of house completion or occupancy whichever is first.
- No Satellite dishes visible from the road.

Please note that the Architectural Control Committee will inspect the job site from time to time to assure compliance with deed restrictions.

I, the undersigned, have read and agree to conform to all terms and conditions in this document as well as the association by-laws. I further agree that if notified in writing of a non compliance, the Homeowners Association has the right to correct the situation at the homeowners expense.

Owners Signature: _____ *Date:* _____

Builders Signature: _____ *Date:* _____

Approval Signature: _____ *Date:* _____

Comments / Variance Requests:
