

# ACCESSORY STRUCTURE REVIEW APPLICATION

OAKLAND TOWNSHIP

Villages of Country Creek

Submitted: \_\_\_\_\_, 199\_

Lot# \_\_\_\_\_ Unit # \_\_\_\_\_ Sidwell # 10-30- \_\_\_\_\_

Homeowner Name(s): \_\_\_\_\_

Day Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

We hereby request review of the attached Asscessory Structure. We understand that all Accessory Structures must be confined within the Accessory Use Area as defined in the Third Amendment to the Master Deed of the Villages of Country Creek. The Accessory Structure will be built and located in conformance with the attached plan (sketch).

Note: All Accessory Review Applications must include:

1. A brief description of the Accessory Structure and its proposed use (i.e. swingset for recreation, wooden box for plants, etc.)

\_\_\_\_\_  
\_\_\_\_\_

2. Approximate installation date (weather permitting): \_\_\_\_\_

3. A sketch of the Accessory Use Structure including the approximate dimensions of:
  - the lot
  - the location of the home on the lot
  - the location of the Accessory structure in relation to the home and lot lines
  - The length, width, and height of the structure

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OAKLAND TOWNSHIP REVIEW INFORMATION

- Plan approved as submitted
- Plan approved - see notes for revisions and/or comments noted on plans
- Plan Not approved - Plan is not in conformance with Master Deed
- Plan Not approved - see notes \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Joan Buser, Supervisor

## Landscaping, Accessory Use, and Fence Standards of the Villages of Country Creek Association

### Sod, Landscaping, and Soil Erosion

The Villages of Country Creek Association has entered into agreements with Oakland Township regarding the installation of sod, the design and installation of landscaping, and the maintenance of soil erosion devices. It has incorporated these agreements in the Master Deed of the Villages of Country Creek. Three "Approved" landscaping plans for each model home have been submitted to, and approved by, Oakland Township. These plans include a "Basic Plan", "Upgrade Plan A", and "Upgrade Plan B"; and are included as part of this package.

The Master Deed requires that the homeowner(s) of the Association install sod within 90 Days of the Certificate of Occupancy being issued, with reasonable extensions due to weather. Until the time that sod is installed in your yard and the yards of all of your adjoining neighbors, silt fencing and/or soil erosion control devices that are installed on your lot must be left in place and maintained by you. Within one year of a Certificate of Occupancy being issued on your home, with reasonable extensions due to weather, you are required to install at least the "Basic" landscaping package.

Any landscape plan which deviates from the three approved landscape plans must be submitted to the Township for its approval prior to installation. The Township has agreed to review and approve the plans within three (3) days of their submittal. A copy of the Oakland Township Landscape Review Form is enclosed in this package for your use should you wish to deviate from the approved plans. The Township will not require a fee for this review.

The minimum landscaping "Basic plan" requires that two (2) pine trees to be planted in the rear yard. These may be planted inside or outside the Accessory Use Area. The planting of landscape material in the rear yard, in addition to the two (2) pine trees, does not require review and approval by Oakland Township.

American Quality Homes has entered into an agreement with Oakland Township to plant a four (4) inch caliper deciduous "street tree" in the front yard area of each home. However, entirely at its discretion, it may substitute two (2) two(2) inch caliper ornamental trees in place of the four (4) inch caliper deciduous tree. Included in this package is a form that will allow you to request your preferred tree. Please complete and return this form within ten (10) days of its receipt or within ten (10) days of closing. If you do not complete and return this form within the specified time frame, your preference may not be addressed. Oakland Township has reserved the right to disapprove any deviation from the proposed 4 inch caliper deciduous tree. While American Quality Homes, Inc. will try to implement your request in our "street tree landscape plan design", it reserves the right to make the final determination of the selection of "street tree(s)".

### Accessory Use Area

An Accessory Use Area has been described in the Master Deed as being a rectangular area between the exterior walls of your home and extending 20 feet back towards your rear lot line. All "accessory use structures" must be contained within this Accessory Use area. "Accessory use structures" include swingsets, play structures, decks, basketball courts, dog runs or dog houses, etc. "Accessory use structures" must first be approved by Oakland Township prior to their installation in the Accessory Use Area. A form for the Township Approval of Accessory Use Structures is included in this package for your use. The Township will not require a fee for this review.

While it is not required in the Master Deed documents, the Villages of Country Creek Association suggests that additional landscaping be installed to screen the view of "accessory use structures". The additional landscaping is not required to be within the Accessory Use Area.

"Accessory use structures" do not include structures with roofs. These are classified as Accessory Use Buildings by the Township of Oakland and are not allowed in any common area or limited common area of the Condominium.

Construction of a deck will require a building permit from the Township of Oakland in addition to the Accessory Use Approval. Concrete patios do not require additional permitting or review from the Township. Please note that proper grading away from the foundation of your home is essential in the installation of patios to prevent basement leaks.

Locating a basketball hoop in the front drive of a home is viewed as a safety issue by both the Township and the Association. Basketball courts and/or hoops will be allowed in the Accessory Use Area only.

Oakland Township will assume all responsibility for the enforcement of the Accessory Use Area standards of the Villages of Country Creek Condominium.

### Fencing

The Villages of Country Creek Association "Approved Fencing" is white wrought iron fencing. All fencing must be contained in the rear yard of your home. Fencing may not extend any further towards the street than the rear foundation line of your home.

Absolutely no privacy fencing will be allowed. Landscaping is suggested for privacy.

"Invisible fencing" for pets is allowed without the permission of the Association and/or the Township.

### Enforcement

Oakland Township will be responsible to enforce the Accessory Use Area and Required Landscape provisions set forth in the Third Amendment of the Master Deed of the Villages of Country Creek Condominium. The Villages of Country Creek Association reserves the right to join in the enforcement of these provisions should they decide to do so in the future.