

Lake Charnwood Property Owners Association

Board Meeting: February 28, 2006

Architecture Committee Report

Current members: Donna Green, Greta Nixon, Lionel Lessenthien, Shirley Thomas

Philosophy:

The reason for, and the goal of the architecture committee is to maintain and preserve the look and feel of the subdivision. This includes, but is not limited to the following:

- Openness throughout the subdivision. Each yard blends into the other yards without obstructions such as fences and large structures in the yards.
- Green open spaces. A natural setting with greenery in terms of grass, flowers, shrubs, and large trees.
- Matching architecture blending new additions into existing structures.
- Ability for individual homeowners to make adjustments to their property to suit own needs – with the restriction that it can not create strong negative impacts on its neighbors.

Requirements for Building:

- Contact the architecture committee for input prior to seeking any city permits. The deed restrictions and philosophy above guides the recommendations of the committee. Then,
- Contact the city for all appropriate permits.

Recent Activity:

Homeowner on Killarney put forward a request to build a large structure on their yard. The structure was to be larger than a single car garage and placed at the end of the homeowners' driveway detached from the home.

The committee met and sent the homeowner a letter indicating that the structure described is not suitable. They were advised to either add the space onto the existing structure to match or build a small, unobtrusive shed.

Note: in past years it was not possible to find out if someone in the neighborhood was planning to build before they broke ground unless they told us. The City of Troy now publishes all permits issued for building in the City at <http://www.ci.troy.mi.us/BuildingInspection> . The committee will now be proactive and check the site monthly for new permits issued for Lake Charnwood. If permits have been issued for property in Lake Charnwood the committee will contact the property owners *before* building begins to confirm that buildings or additions will meet the requirements.