

Riverview Hills Association
Architectural Control Committee Application
Shed, Fences & Detached Building Requirements

Shed & Detached Building Requirements

1. Sheds & detached buildings are to be no larger than 12' x 16' unless approved by the Architectural Control Committee
2. The Committee may require screening around the structure
3. The structure should be placed at least 10' from the side and rear lot lines
4. The structure needs to match the color of the home as close as possible
5. The following items need to be submitted to the Committee for approval
 - a. Drawing of the structure with dimensions
 - b. Color(s) of structure
 - c. Location of the structure on the property with dimensions from house & lot lines (see example on page 3)
 - d. Name, address, phone & email of applicant
 - e. Submit to:
Riverview Hills Association, 5071 Gull Rd, Kalamazoo MI 49048 |
RiverviewHillsAssoc@gmail.com

Per Section 15 of the Riverview Hills Association Master Deed: Section 15. Detached Buildings. The construction and placement of any detached pet shelter, play house, structures designed for the storage of lawn tools, toys, swimming pool apparatus, or any other personal property must be of a quality construction, and must be maintained in attractive and neat appearance and blend with the established home and the plans therefore shall be submitted to the Committee for approval before beginning construction. Maximum size for detached buildings, including storage buildings and pool houses, shall be 12' x 16' unless written exception is given by the Committee. The Committee shall have the authority to require protective screening around these structures.

Fence Requirements

1. The fence can be no taller than six (6') feet
2. Fences with crossbars for support: the crossbars must be installed facing the inside the property and not facing outside (toward the neighbors)
3. The following needs to be submitted for approval:
 - a. Location of the fence on the property with dimensions from house & lot lines (see example on page 3)
 - b. Photo of the fence showing the style, color & material to be used
 - c. Fence to meet the guidelines per Section 20 (see below)
 - d. Name, address, phone & email of applicant
 - e. Submit to:
Riverview Hills Association, 5071 Gull Rd, Kalamazoo MI 49048 |
RiverviewHillsAssoc@gmail.com
4. The Committee recommends a stake survey be purchased to confirm the fence will be installed within the property lines. The Committee has no responsibility or liability for the installation of the fence on the wrong property.

Per Section 20 of the Riverview Hills Association Master Deed: Section 20. Sight Distance at Intersection. No fence, wall, hedge or shrub planting which obstructs sight lines at elevation between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner Unit within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines; or, in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight-line limitations shall apply on any Unit within ten (10) feet from the intersection of a street property line with the edge of a driveway. No trees shall be permitted to remain within such distances of such intersection unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

Date: _____

Homeowner Name: _____

Property Address: _____

Phone Number: _____

Email Address: _____

Proposed Work (shed, fence, etc): _____

House Color for Shed to Match (white, light gray, dark gray, yellow, etc): _____

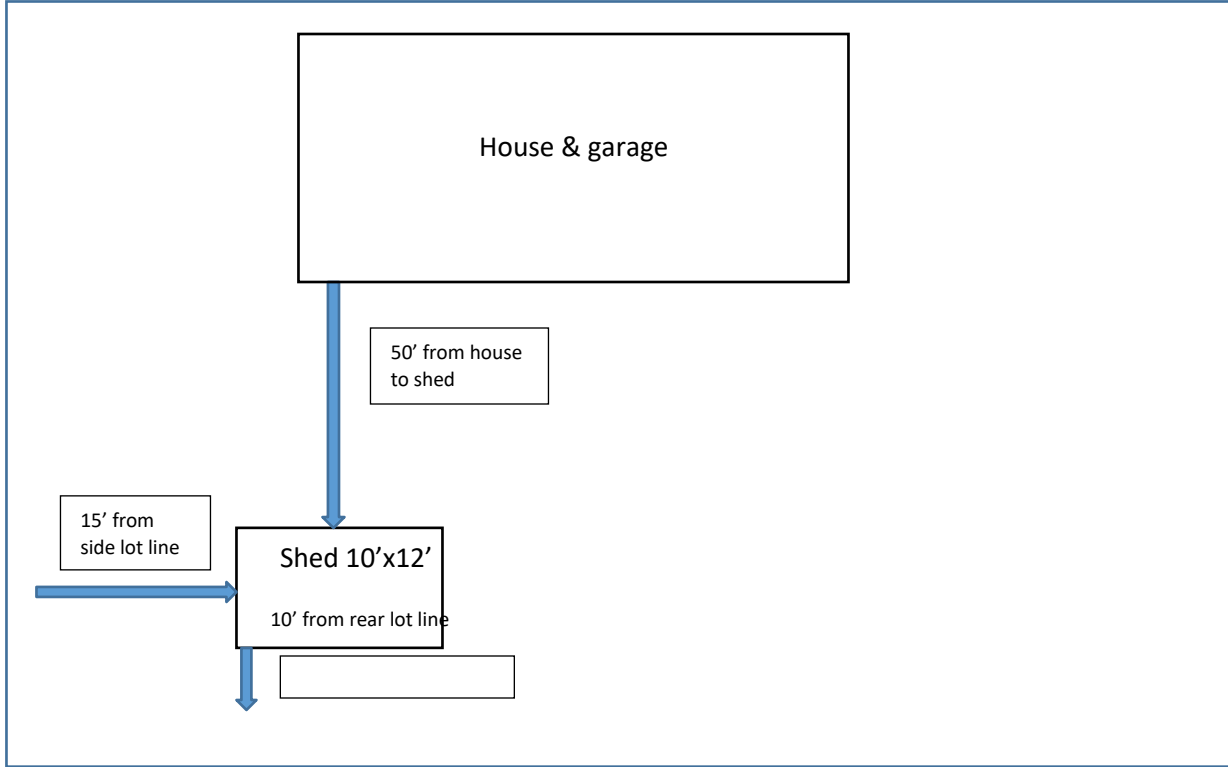
Please provide plans/photo of the proposed shed with the sizes (ex. 10'x10', 10'x12', etc.)

Please complete the plot plan drawing on the following page & include front, rear & each side lot dimensions, draw the house on the lot, draw in the shed with dimensions from the side & rear lot lines & distance from house, draw fences and any other structures on the property with dimensions (see example).

Address: _____

Street 100'

175'



175'

100'

Street

