

SouthPointe Trails 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 4)
 - d. Name, address, phone & email of applicant
 - e. Submit to:
SouthPointe Trails Association, 5071 Gull Rd, Kalamazoo MI 49048 |
SptAssociaton@gmail.com

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 4)
 - b. Photo of the fence showing the style, color & material to be used
 - c. Fence to meet the guidelines per Section 11 (see below)
 - d. Name, address, phone & email of applicant
 - e. Submit to:
SouthPointe Trails Association, 5071 Gull Rd, Kalamazoo MI 49048 |
SptAssociation@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 11 of the SouthPointe Trails Recorded Restrictions: Section 11. Fences. No fence may be placed in the front of the home. Fencing material and location must be approved by the Architectural Control Committee ("ACC").

Pool Requirements – above ground or underground

1. The following needs to be submitted for approval:
 - a. Drawing of the pool with dimensions & decking if above ground
 - b. Photo of the pool & decking
 - c. Location of the pool on the property with dimensions from house & lot lines (see example on page 4)
 - d. A fence is required. Please see Fence Requirements above and submit required information
 - e. Name, address, phone & email of applicant
 - f. Submit to:
SouthPointe Trails Association, 5071 Gull Rd, Kalamazoo MI 49048 |
SptAssociation@gmail.com

Building Setback Requirements

5. **Building Setbacks.** No building shall be located on any lot nearer to the front lot line or side street line than such minimum building set back lines listed in the Township Zoning Ordinance. In any event, no building shall be located on any lot nearer than thirty (30) feet to the front lot line, or, in the case of a corner lot, to any side Street line, nor nearer than seven (7) feet to an interior side lot line. No building shall be located on a non-corner lot nearer than ten (10) feet to the rear lot line. For the purposes of this restriction, eaves, steps and open porches shall not be considered to be parts of the building; provided, however, that this shall not be construed to permit any portion of a structure on any lot to encroach upon any other lot.

Architectural Control Committee Requirements

15. **Architectural Control.** The ACC for the Plat shall be established by the Developer and shall be composed of such persons as the Developer or its successors, assigns or designees shall determine. No building shall be erected, placed or altered until the building plans, specifications and plot plan showing the proposed construction and location of such building has been approved, in writing, as being in conformity and harmony with the exterior design of the existing structures in the Plat and the adequacy of such construction and location of the building with respect to topography and finished ground elevation has been approved by the ACC. No other improvement of any kind, including, without limitation, fences, swimming pools, tennis courts, landscaping devices or improvements shall be constructed or erected, made, placed or maintained upon any lot in the Plat nor shall any exterior addition or alteration be made until the plans and specifications have been approved by the ACC. The ACC shall have thirty (30) days from the submittal of all information to approve or disapprove of the plans and specifications submitted for approval. In the event the ACC fails to approve or disapprove of the same within thirty (30) days and no suit to enjoin the erection, alteration or location has been commenced prior to the completion thereof; such approval will be deemed to have been given and this covenant and restriction fully complied with.

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): _____

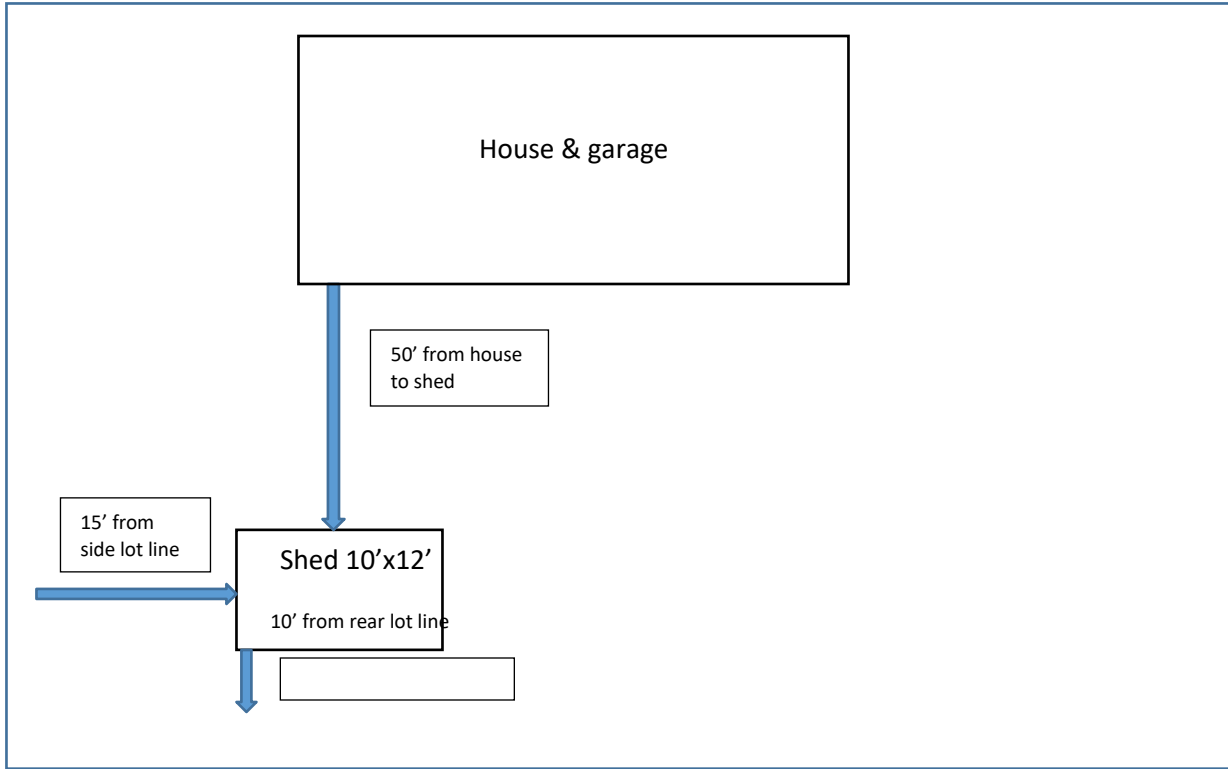
Please provide plans/photo of the proposed shed with the sizes (ex. 10'x10', 10'x12', etc.)

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

