

# Bluewater Estates

## Architectural Control Guidelines

### Fences

All fences require approval and should not extend forward of the back line of the home, and are therefore limited to backyards, except for an extension needed to encompass a garage service door. Fences should be maintained in a high state of repair with no loose, missing, rotting, rusting or deteriorating boards, poles, posts, gates, or panels. Fences should not be leaning from vertical plane and should be perpendicular to the ground and have all working hardware properly adjusted and functioning. Wood fences should be finished with a clear or semi-transparent stain sealant in a natural wood color that prevents weathering and deterioration. Fence posts should either be integral with the fence or face the interior of the fenced yard; external fence posts are prohibited.

Maximum fence height shall be 6'.

Chain link fences are prohibited.

### In- ground pools, hot tubs, pergolas, gazebos, decks

Approval needed with exact location on lot and full description of project including details about concrete, if applicable.

No swimming pool, hot tub, or fixture containing more than 150 gallons of water shall be permitted above ground level on any Lot. Any swimming pool, hot tub, or fixture containing water that is below ground level must be completely enclosed by a "privacy fence" that is not less than six (6) feet in height.

### Room additions, Patios & Patio extensions

Approval needed with plot plan, color, dimensions, materials, contractor information

### Firepits

Approval needed only if retaining wall is constructed or concrete is poured to support fire pit. Resident responsible to adhere to any city, county and township open fire ordinances on own property. Fire pits should be a minimum 10' from all property lines

### Trampolines

Approval not needed, but resident responsible to secure trampoline to ground. Owner liable for any damage caused to person or property if trampoline is blown by wind off owner's property

### Flagpoles

Approval needed for all permanent flag poles installed in ground and must include exact location and distance from home.

### Generators

Approval not needed if units are adjacent to home and not visible from street view unless concealed by approved structure

### Vinyl Siding/Exterior Surfaces/Roof

Approval needed with color & type

### Structures to conceal trash/recycling receptacles

Approval needed and structure must be attached to home

### Retaining walls and similar structures

Approval needed with dimensions, style, color, materials and location on lot

## Additional Information

- Sheds are prohibited.

- Residents or their contractor are responsible to call 811 to locate utilities before ground is broken on any project and to apply for any permits that may be required

- Any additions or changes to the exterior of home or property without approval in writing is considered in violation until an Architectural Control application has been submitted and approved

- Please reference the Bluewater Estates Restrictive Covenants for your section before considering any project. The covenants can be found on the Appfolio portal or on our website at

[www.sunrisepropmgt.com](http://www.sunrisepropmgt.com)