

**SCHUSS MOUNTAIN
PROPERTY OWNERS ASSOCIATION
ARCHITECTURAL STANDARDS**

I. INTRODUCTION

The Protective Covenants for the Schuss Mountain Property Owners Association charge the Schuss Mountain Property Owners Association Architectural Committee reviewing and approving all proposed developments. This approval is to develop and maintain an area which is consistent and harmonious in design, and is in the best interest of all property owners to protect and increase property values. The Committee developed these Architectural Standards as minimum requirements to guide its decision making and to assist property owners in planning developments.

II. AFFECTED PLATS

These Architectural Standards are in respect to the plats located in the County of Antrim, State of Michigan: Aanbreken, Alpenhaus, Bergbahnen, Grindelhaus, North Grindelhaus, Heideldorf, North Heideldorf, Klaffendorf, Klafendorf No. 2, Obervalden, Valdenspiel, and Verheven.

Architectural Committee Approval

III. PROHIBITION

No building or other structure shall be commenced, erected or maintained on any land or any lot, nor shall any additions to, change or changes alteration or alterations thereof be made unless and until the plans and specifications relating thereto, including the location, grading plan and ground layout of the land to be built upon, shall have first been submitted to the Committee and approved by a majority of the membership of the Committee. The Committee's approval or rejection shall be in writing. The Committee shall indicate its approval or rejection in writing within a reasonable time but not later than sixty (60) days from the date of submission of a completed application. The failure of the Committee to indicate its approval or rejection in writing within that time shall be tantamount to an approval. The approval by the Committee of the proposed construction or improvements shall not be construed as an approval of like plans for a building or structure to be located on any other lot. Zoning and building permits may still be required prior to commencement of construction

IV. APPLICATION

The lot owner shall submit the following to the Committee as a completed application for the Committee's review and approval:

- a) A site plan which includes a topographic survey on which building, roads, drives, garages or carport entrances, utilities, easements, grading and drainage plans are located in relation to the lot, and which identifies the distance between the structures and the front, side and rear yard property lines.
- b) Architectural prints detailing floor plans, exterior elevations (all sides), deck and patio plans.
- c) Completed plan approval data sheet including specifications for materials to be used on the exterior, color schemes, roof coverings, fences, and walls.
- d) A landscaping plan.

- e) A construction schedule.
- f) Two sets of construction prints (one set shall be permanently left with the Committee).

V. DENIAL OF APPLICATION

Approval of the plans and specifications described above may be withheld due to (i) non-compliance with any of the standards and conditions contained herein, (i) disapproval of the Committee as to the location of the structure on the lot, color scheme, finish, design, proportions, shape, height, type or appropriateness of the proposed improvement or alteration, the materials used therein, the kind, shape or type of roof proposed to be placed thereon, or (ii) the inharmonious nature of the proposed improvement with the objectives of the Association, the improvements erected in the immediate vicinity of the lot, or the recorded restrictions on the lot.

All building, structure or improvements shall be erected or constructed in substantial conformity with the plans, specifications and site plan approved by the Committee.

VI. STANDARDS

A. Use of Property

Lots shall be used only for residential purposes. No more than one dwelling shall be allowed per lot. Use of the property for commercial or industrial purposes, or for drilling for Natural Gas or Oil or other mineral extraction shall not be allowed.

The location of all improvements shall be designed and located so as to be compatible with the natural surroundings, with other lots, and the adjoining golf course.

B. Building Sites

Not more than one dwelling, one private garage (attached or detached), and one storage building not exceeding two hundred (200) square feet shall be erected on each lot. In cases where lots or portions of lots are combined by single owners to make a building site, such combined building site shall be considered as a single lot for the purpose of these standards. If a lot is created from the combination of a portion or portions of other undivided lots, the resulting lot shall have an area no smaller than the smallest of the original, uncombined individual lots in question.

So far as possible, the view from existing or prospective dwellings of the other lot owners in said subdivision shall be protected.

C. Building Line

No residence, portion of a residence, garage or storage shed shall be erected on any lot closer to the front, side or rear property line thereof as hereinafter set forth.

Projections forming part of the body of the residence structure, excluding open and uncovered porches or steps, but including eaves, overhangs, decks, and glassed or screened-in porches, shall be considered as part of the residence structure, and shall also be erected within the front, side and rear building lines.

1. Front Building Line.

The front building line shall not be less than thirty (30) feet from the front lot line, except lots in the plat of Valdenspiel, which shall be fifty (50) feet from the front line. The front building line shall be measured from the building line of the principle building to the front lot line or right-of-way line, as the case may be.

2. Side Building Line.

The side building line shall be a minimum of fifteen (15) feet from the lot line on either side. The side building line shall be measured from the side lot line to the nearest building line of any building.

3. Back Building Line.

The back building line shall be a minimum of fifteen (15) feet from the back lot line. The back building line shall be measured from the rear lot line to the nearest building line of any building.

Any exceptions to the above-stated building line limitations must be approved by a majority of the entire Committee prior to the commencement of construction. Such approval may be granted, in the sole discretion of the Committee, for requests involving evidence of a practical difficulty in complying with the setback requirements. In no case, however, shall an individual exception approved by the Committee be deemed to constitute a waiver of this section for future applicants.

D. Grade

The grade of the respective lots shall be maintained in harmony with the topography of the subdivision and with respect to the adjoining lots. The desired finished grade elevation will be shown on the plans submitted for approval.

E. Character of Building

A one-story dwelling shall have a main or ground floor area of not less than one thousand (1,000) square feet of finished living area. In computing the main or ground floor area of a multi-level dwelling, all finished living areas located entirely above grade level shall be included in such computation; provided, however, that if any of the levels overlap each other, the square footage of only one such portion of overlapping areas shall be included in making the computation.

A one-and-one-half story dwelling shall have not less than one thousand three hundred (1,300) square feet of finished living area. Living area shall not include any garage, basement, porch, deck, breezeway or entranceway, but may include any finished living area which is above such porch, breezeway or garage.

All buildings shall be limited to forty (40) feet in height above the mean ground level of the building foundation area.

Nothing herein shall be construed as restricting the finishing of basement space for living quarters in multi-level homes.

All dwellings, private garages, and storage structures shall be constructed of wood, wood veneer, stone, brick, stucco, or a combination of these materials, or of such other materials or combination of materials as shall be approved by the Committee in writing prior to the commencement of Construction.

All homes must have a minimum of four (4) roof changes, and a minimum roof overhang of 18 inches.

In no event shall any structure, regardless of its lack of mobility, which has at any time been issued a state vehicle identification number, a mobile home, trailer coach, single family manufactured living unit or a home of modular construction, be approved for erection upon properties covered by these Architectural Standards. For the purposes of these Architectural Standards a home of modular construction is defined as a home delivered to the building site in pre-constructed sections of greater than one wall.

F. Construction

All building exterior surfaces must be completed within six (6) months of start of erection. No dwelling may be occupied until an occupancy permit from the county building authority has been granted for that dwelling.

All land cuts caused by driveway installation or home construction must be stabilized. The location, manner, and material used for stabilization must be approved in advance by the Architectural Committee.

Each owner shall be responsible for any damage to a common area or improvement which occurs as a result of construction on the owner's lot. Such damage shall be repaired within thirty (30) days of occurrence by the responsible lot owner.

Any debris, stumps, trees, and brush resulting from clearing, construction, or alteration of an improvement on a lot shall be removed from the lot within sixty (60) days of occupancy or within thirty (30) days of written notice by the Committee.

G. Fences

No fences shall be constructed unless approved in writing by the Architectural Committee.

H. Storage Tanks

All storage tanks shall be below ground level or concealed from view. Any structure constructed to conceal a storage tank must be constructed only with materials enumerated in the Character of Building Section, above, and must conform architecturally with the dwelling served by the storage tank.

I. Underground Installations

All utility leads such as electrical service, telephone service, and television and radio aerial services shall be constructed underground. This provision shall not limit the installation of one satellite reception dish having a surface area of no more than ten (10) square feet, which dish shall be attached to the residential structure.

J. Tree Removal

No growing trees that exceed six (6) inches in circumference (measured at two (2) feet above the ground), and which do not directly interfere with the permanent building upon said premises, shall be cut down without the written consent of the Architectural Committee. All existing natural cover (wild flowers, ground cover, shrubs, etc.) shall be preserved wherever possible and practical.

K. Ground Cover

In the interest of preserving the existing stabilized condition of natural slopes, the owners shall maintain ground cover to prevent water and wind erosion to the said premises.

L. Outside Stairways, Etc.

No stairways, ladders, slides, elevators, lifts, etc. shall be constructed on the sides of any steep slopes without written consent of the Architectural Committee.

M. Temporary Use

No materials or equipment shall be present, or stored upon said premises except only during the actual construction of the permanent improvements upon any lot or lots, and in no event for a period longer than six (6) months.

N. Maintenance of Property

All portions of lots lying outside of building lines as heretofore set forth shall be used only for walk, driveway and ornamental purposes.

O. Signs

No sign of any kind other than identification signs, not to exceed five (5) square feet, shall be displayed to public view on any lot except one (1) sign of not more than five (5) square feet used to advertise or identify property during the construction period or a home sales period, said sign to be removed immediately upon completion of construction or sale of the home.