

## Gilgal Pointe Condominium Association – Building Approval Check List

This document does not cover all restrictions and requirements of Gilgal Pointe, it is meant to serve as a quick reference for the Homeowner and the LEPOA architectural review committee. All homes built in Gilgal Pointe are expected to adhere with all sections of the Master Deed (ref. Liber 1551, recorded in Lenawee County 1 Jun 98). The Master Deed contains additional information detailing each point referenced below and should be reviewed by the Homeowner. Page numbers referenced refer to the Registrars page numbers as shown at the top of each page.

### Building specifics:

- At least a two car garage, back lots may have unattached if similar in appearance and architecture. Lakeside must be attached. (pg 25, ¶3)
- Stick built only. (pg 25, ¶3)
- Minimum pitch of 5/12 (conflicts between pg 25, ¶3 & pg 28, ¶11)
- Minimum soffit extension of 12 inches from the vertical face. (pg 25, ¶3)
- 89% of first floor interior ceilings must be min. of 8 foot. (pg 25, ¶3)
- Minimum of 2 baths. (pg 25, ¶3)
- No aluminum siding. (pg 26, ¶6)
- 30% of roadside main level elevation from grade level to be brick or stone (pg 26, ¶6)
- Minimum size requirements, by lot number – see pg 27, ¶10.
- Side setbacks, minimum of 15 feet on each side. (pg 28, ¶12)
- Lake side setbacks, min of 50 feet including decks and patios. Units 23-27 must have 75 foot setback not including open decks and open patios. (pg 28, ¶12A)
- Non-lakefront units shall comply with road setback requirements of their respective zoning ordinances. (pg 28, ¶12B)
- No trees with more than 12 inch circumference (4" diameter) may be cut without permission from the Gilgal Assoc. Board. No clear cutting of any trees. (pg 29, ¶19)
- Grade level of each unit shall be such as to blend into the adjacent unit, and provide for drainage away from the dwelling. (pg 29, ¶26)
- No gravel driveways permitted. (pg 30, ¶30)

### General items:

- All units shall be subject to the zoning and building ordinances of Cambridge & Franklin Townships. (pg 24, ¶1)
- All residential dwellings shall be connected the Loch Erin Drainage District Sanitary sewer system. (pg 25, ¶3)
- Exteriors of all buildings must be completed within 6 months from the date that construction commences. (pg 26, ¶6) All dwellings shall be completed within one year after the start of construction. (pg 30, ¶27)
- No dog runs or kennels. (pg 29, ¶18)
- Satellite dishes must not exceed 36 inches. (pg 29, ¶21)
- Shoreline must be stabilized within 8 months after purchase, using DEQ approved techniques. (pg 30, ¶31)

Lot number \_\_\_\_\_ Date reviewed \_\_\_\_\_ Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

Committee member signatures: