

Silverstone & Silverstone 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 or AC unit. 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. Fence posts should either be integral with the fence or face the interior of the fenced yard; external fence posts are prohibited. Chain link fences and 6' wood privacy fences are prohibited. Privacy fences on pond lots are prohibited.

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

Approval needed with exact location on lot and full description of project including details about concrete, if applicable. Pools must meet all county and state minimum safety requirements. No inflatable pools with a filtration system, temporary pools with more than 150 gallons, or Hybrid / Semi inground pools are permitted.

Garbage Bin Enclosures

Approval is needed for an L-shaped fence located along side of the garage to store trash bins. Otherwise, trash and garbage bins shall be placed inside an enclosed garage.

- Must have cement posts
- Must be unable to see through
- Must be taller than the garbage bins
- Must be maintained on a regular basis
- Must be either composite or wood

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 can be held liable for any damage caused to person or property if trampoline is blown by wind off owner's property. Resident responsible for retrieval of trampoline if blown off property and any related expenses to do so.

Landscaping

Approval not needed if bushes, shrubs, ornamental trees, perennials/annual are planted in existing shrub beds. Approval is needed if landscaping project involves adding a retaining wall, additional landscaping bed, earthen mound, or similar permanent structure.

Playsets

Approval needed with dimensions and location on lot and must be constructed of wood or composite material

Vinyl Siding/Roof/Attached solar panels

Approval needed with color & type

Retaining walls and similar structures

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

No sight obstructions in the backyards without approval on Silverstone Lots 26-34 and Silverstone Estates Lots 39-50, 53-55, 57-67, 72-83, 85-87

Additional Information

- Sheds, above ground pools, portable basketball goals are prohibited
- chain link fences & 6' wood fences prohibited
- Clothes lines and clothes poles are prohibited
- Multiple fence types on one lot 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 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

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