



CENTRAL PARK II ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

POOLS

The Architectural Review Board (ARB) requires the following for in-ground pool approval:

1. All in-ground pools must obtain all necessary local and state permits, and must meet all local and state requirements.
2. Above ground pools are not allowed.
3. All applications for pools must include detailed landscaping plans.
4. The pool must be screened from any street in the subdivision, by appropriate landscaping and approved in writing by the ARB. The ARB has discretion to determine if the proposed screening is sufficient. The ARB recommends at least one shrub per 3-4 feet on the outside of the pool fence with a target growth height of at least 3 feet. Different species of bushes and trees is also recommended.
5. Fencing must be constructed of wrought iron or aluminum, **No chain link or stockade fencing. No wood or plastic materials.**
6. All fences must be 4'-5' in height, and within 4' of pool patio.
7. Fence must be within 4' of pool patio.
8. Pool patio must be tinted to match the color of any existing (or future) brick paver or stamped concrete patio located in the rear yard.

DECKS

1. No Lattice shall be used on any deck.
2. Must submit with proposed landscape plans.
3. Must comply with all local, state and federal regulations.
4. Decks must be enclosed or have weed plastic with rock on top of it to avoid weed growth.
5. All decks must have appropriate landscaping.

SATELLITE DISHES

1. Dishes should be house mounted (no pole mountings)
2. Dishes should be mounted out of sight as much as possible
3. Dishes should be not be visible from the street
4. No more than 3 dishes per home, mounted within 3 feet of one another
5. Dish wiring should be as concealed as possible

ALL HOME IMPROVEMENT PROJECTS

1. All necessary permits must be obtained prior to commencement.
2. All contractor signs must be removed after 30 days of completion.
3. No fences allowed for any reason except in-ground pools.



Central Park II Homeowner's
Association

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APPEALS PROCESS

If you do not agree with the decision of the Architecture review committee you can request a hearing by the Association board of directors. As a final appeal you can bring your matter before a general meeting of the homeowners.

THIS LIST IS NOT EXHAUSTIVE OF ALL REQUIREMENTS. PLEASE REVIEW THE COVENANTS AND RESTRICTIONS. THIS IS A WORKING DOCUMENT THAT WILL BE AMENDED FROM TIME TO TIME.