

Draft #4, January 15, 2004

NOTICE OF ACCESSORY BUILDING POLICY and REQUIREMENTS

Definition: An accessory building is defined as a building on the same lot with the dwelling, and the accessory building is clearly incidental to that of the dwelling.

WHEREAS the Declaration of Restrictions and Easements of the Dunham Lake Estates Covenant for both Oakland and Livingston County provide for residential area requirements in Section A in order to provide a uniform plan for the improvement of the entire DLPOA Area, and

WHEREAS the Dunham Lake Civic Committee is charged with enforcing and supervising said requirements, the Dunham Lake Civic Committee duly passed a motion to adopt the Accessory Building Policy and Regulations. Strict observance of this Policy and Regulations will be enforced by the Civic Committee. Any lot owner violating any of these requirements will subject himself/herself to such action as set forth in this document.

The Dunham Lake Civic Committee will further cause this Notice of Accessory Building Policy and Regulations to be recorded with both the Livingston County and Oakland County Registers of Deeds.

Accessory Building Policy

All plans for an accessory building must be submitted to the Civic Committee **by the owner of the lot**, no later than 10 business days prior to the beginning of construction..

A building permit obtained from Highland or Hartland Township is required.

1. No accessory building shall be erected on any lot until the construction plans and specifications, and a plan showing the location of the structure, have met the regulations outlined in this document and have been approved by the Dunham Lake Civic Committee.
2. The Civic Committee's approval or disapproval as required in the Declaration of Restrictions and Easements, shall be in writing. In the event the Civic Committee fails to approve or disapprove or the construction plans within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and the Accessory Building Policy and Regulations shall be deemed to have been fully complied with.
3. The Civic Committee shall have the right to inspect the accessory building under construction to determine whether it is being built in accordance with the plans submitted and approved. If such plans and specifications are not being followed in the construction of the accessory building, the Civic Committee may require that any portion of the building not in accordance with such plans and specifications be removed and that the accessory building be completed in accordance with the plans and specifications at the expense of the owner.
4. After construction of the accessory building has commenced, said accessory building shall be completed within 45 days.
5. The Civic Committee shall inspect the accessory building no later than 14 days after completion of construction.

Accessory Building Regulations and Requirements

Section 1

1. An accessory building shall only be permitted accessory to the principal use of the dwelling.
2. No more than one (1) accessory building shall be erected on a lot in the DLPOA Area.

Section 2

1. No accessory building shall be located nearer than fifty (50) feet to the front lot line.
(Livingston County)
2. No accessory building shall be located nearer than thirty five (35) feet to the front lot line.
(Oakland County)
3. No accessory building shall be located nearer than fifteen (15) feet to the side lot lines in either county.
4. No accessory building shall be located nearer than ten (10) feet from the rear lot line.
5. When an accessory building is located on a corner lot, the accessory building shall be located in the rear yard and shall be no closer to the road than fifteen (15) feet to the side yard lot line.
6. Easements:
A perpetual easement of ten feet (10) on each lot is reserved for the installation and maintenance of electric lines and other public utilities as shown on the plat of the DLPOA Area Subdivisions. No buildings or structures shall be placed upon such easements.”

Section 3

1. The height of the accessory building shall be no higher than ten (10) feet.
2. The roof must be shingled.
3. Outer walls must be covered with vinyl, aluminum, wood or brick siding. No cinderblock, or exposed wood is allowed.
4. Maximum total square footage for the proposed accessory building shall not exceed 200 square feet.
5. Floor for the accessory building must be a minimum of four (4) inch thick concrete or a wood floor with 5/8 inch decking on treated 2” x 4” framing.

**Draft #3 approved: December 4, 2003
Dunham Lake Civic Committee**

Mick Bell, President
Carol Van Spybrook, Treasurer
David Geen
Carl Krause

**Draft #4 referring to obtaining a permit
from Highland or Hartland Township, pg 1**

**#1 above, changed to 12” height
Krause/Geen**

#5 above added per Krause/Geen

#4 Draft being sent to John Harris, Attorney, per meeting on 01-03-04

Dunham Lake Approved list of Sheds

Notes:

Some of the models listed below can be available at multiple locations

The following list is NOT a list of preferences

LOWE's

Manufacturer: Heartland

The Deluxe Estate:

4 foot sidewalls - All models

6 foot sidewalls - All models that meet the 200 sq. feet and 12' height limitation

7 foot sidewalls - All models that meet the 200 sq. feet and 12' height limitation

8' foot sidewalls - NONE

The Statesman:

6 foot sidewalls - All models

7 foot sidewalls - All models that meet the 200 sq. feet and 12' height limitation

8' foot sidewalls - NONE

The Tackroom:

7 foot sidewalls - All models that meet the 200 sq. feet and 12' height limitation

LOWE's & HOME DEPOT

Manufacturer: Handy Home Products

The Bradford:

All models that meet the 200 sq. feet and 12' height limitation

The Newport:

All models that meet the 200 sq. feet and 12' height limitation

The Somerset:

All models that meet the 200 sq. feet and 12' height limitation

The Superior

All models that meet the 200 sq. feet and 12' height limitation

The Huron:

All models that meet the 200 sq. feet and 12' height limitation

The Wellington

NONE

The Yukon:

NONE

The Alliance, Regent II, Baron, Esquire, Patriot, Liberty, and Princeton

All models that meet the 200 sq. feet and 12' height limitation

PETERS's TRUE VALUE

Manufacturer: Backyard Buildings

The Shelby

All models that meet the 200 sq. feet and 12' height limitation

The Ahrtford

All models that meet the 200 sq. feet and 12' height limitation

The Burlington

All models that meet the 200 sq. feet and 12' height limitation
The Ashville
All models that meet the 200 sq. feet and 12' height limitation
The Westport
All models that meet the 200 sq. feet and 12' height limitation
The Oakdale
All models that meet the 200 sq. feet and 12' height limitation
The Arlington
All models that meet the 200 sq. feet and 12' height limitation
The Olympia
All models that meet the 200 sq. feet and 12' height limitation
The Tacoma
All models that meet the 200 sq. feet and 12' height limitation
The Highland
NONE
The Newbury
NONE

CARTER's LUMBER

Manufacturer: HERITAGE

The Danbury
All models that meet the 200 sq. feet and 12' height limitation
The Ashbury
All models that meet the 200 sq. feet and 12' height limitation
The Parklane I & II
All models that meet the 200 sq. feet and 12' height limitation
The Cedar
All models that meet the 200 sq. feet and 12' height limitation
The Bristol
NONE



Dunham Lake *in Michigan*

DLPOA Outbuilding Policy

- What is the policy on Outbuildings? See [Outbuilding Policy \(Note: this is a draft, not approved yet\)](#)
- What is an Outbuilding? An Outbuilding is an accessory building that is on the same lot as the residence that is to be used by the residence for residential purposes.
- Is an Outbuilding the same as a detached garage? No, outbuildings are different than detached garages.
- Can I build a detached garage? If you are in Livingston county, there are no lot restrictions prohibiting the construction of detached garages. In Oakland county, certain lots are prohibited from the construction of detached garages as listed in the Covenants for Oakland County:

On lots 1, 2, 12, 13, 17, 18, 19, 20, 21, 28, 29, 40, 41, 53, 58, 78, 79, 84, 98, 99 and 108 there shall be no detached garages, but only car ports or attached garages.

The construction of the detached garage still will need to be approved by the Civic Committee even if you have a lot which doesn't have restrictions.

- Do the Covenant rules apply to the new Outbuildings? Yes, they still do.
- It seems from the following Covenant statement that no Outbuildings are allowed:

No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

Is this true? No, this doesn't say that Outbuildings are not allowed, only that they may not be used as residences. You still will not be allowed to use an outbuilding as a residence under the new policy.

- It seems from the following Covenant statement that no Outbuildings are allowed:

No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed one and one-half 1 1/2 stories in height and a private garage for not more than three (3) cars.

Isn't this in conflict with allowing Outbuildings? I don't have an answer for this...HELP!

- What are the allowed sizes for Outbuildings? Maximum square footage is 200 sq. ft. and maximum height is 12 feet. See [Outbuilding Policy \(Note: this is a draft, not approved yet\)](#)

- **Are there a list DLCC approved Outbuilding that we may choose? The DLCC is working to create this list to help make it easier for residents to select an approved design.**

DUNHAM LAKE IN MICHIGAN
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