

Woodbrook Subdivision Architectural Compliance Committee

A Guide for Homeowners

Purpose

The Woodbrook Homeowners Association Officers, Board of Directors, and Architectural Compliance Committee (ACC) have established these Architectural/Design Standards to maintain the community's overall design concept, preserve visual appeal, and protect property values.

Important Notes

- Board approval does not replace City of Farmington Hills permits, nor does a City permit guarantee Board approval.
- Board approval is not a certification of compliance with any government regulations.
- Ensuring proper location of structures or appurtenances (fences, pools, etc.) relative to property lines, setbacks, easements, or restrictions is the sole responsibility of the builder and owner.
- Approval must be obtained at least 30 days before starting your project and is valid for up to 12 months.
- The ACC reviews applications on behalf of the Board. Only the Board can grant final approval.

Reference

Before beginning your project, please review the City of Farmington Hills ordinances at: <http://www.ci.farmington-hills.mi.us/Government/Charter-Code-of-Ordinances/Clearzoning.aspx>

Key sections to review:

- 5.0 Site Standards
- Accessory Buildings (Section 34-5.1)
- Fences (Section 34-5.12)

Approval Process

You will receive a decision within 30 calendar days. If your submission lacks required information, it will be deemed incomplete until all information is provided.

If no response is received after 30 days, and your plans conform to existing structures and community restrictions, your application will be considered approved.

Site visits may be conducted by ACC members or HOA officers as part of the review.

The ACC acts on behalf of the HOA Officers, who make the final approval decisions.

The process is as follows:

1. Complete the Architectural Compliance Committee Plan Request Form.
2. Complete the Neighbor Plan Approval Form.
3. Submit both forms to WoodbrookACC@gmail.com.

General Standards and Guidelines

1. Auxiliary Buildings (Sheds, Gazebos, Playscapes, Temporary Structures)

- Maximum size: 120 sq. ft. (e.g., 10' x 12').
- Only one permanent auxiliary building per lot. Temporary secondary structures are allowed briefly.
- Use restricted to storage of dry goods, lawn/garden equipment, etc. No recreational vehicle storage or habitable space allowed.
- Maximum height: 12 ft. (from ground to peak).
- Architecture, color, and materials should match your home.
- Use non-corrosive, composite, or wood materials. Oriented Strand Board (OSB) is prohibited.
- Construction should prevent rodent entry.
- Must be installed on a level slab or permanent base.
- Gazebos must be permanently anchored to a solid foundation or deck.
- Playscapes must be commercial-grade, metal units are prohibited, max size 10' x 15'.
- Temporary structures allowed for no more than 30 days in specific cases.
- Must comply with city ordinances.
- Treehouses are prohibited.

2. Fences

- City permits required for fences taller than 3 ft. or longer than 16 ft.
- Standard fences limited to 4 ft. high and 140 ft. long, except along 14 Mile Rd.
- Fences along 14 Mile Rd. green space may be up to 6 ft. high and must match neighboring fences in style and color on both sides.
- Setback requirements apply; fences may not be placed on utility easements.
- Materials should complement home architecture, including vinyl, composite lumber, or natural wood.

3. Additional Guidelines

- Boats, trailers, and multiple vehicles must comply with City ordinances.
- Yard signs: Political signs allowed; real estate and construction signs allowed only for their relevant time periods.
- Yard maintenance must comply with City ordinances.

Violations

Violations of these standards give the HOA the right to enter the property and remove or abate any non-compliant structures or conditions at the owner's expense, without being considered trespassing.

Contact Your Architectural Compliance Committee

David Somers – Chairman (313) 204-2270

Nick Nelson – Committee Member (815) 545-7090