



## Presque Isle Harbor Association Plan Approval Check List

Be sure to consult all parts of Rule 20 to ensure you have provided all information requested. This form is to assist in submitting all required information.

**Member/Applicant:** Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Email Address \_\_\_\_\_  
Telephone(s) \_\_\_\_\_

**Builder:** Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Email Address \_\_\_\_\_  
Telephone(s) \_\_\_\_\_

**New Structure** Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Email Address \_\_\_\_\_  
Telephone(s) \_\_\_\_\_

**Rule 21. CONTROL COMMITTEE PLAN REVIEW STANDARDS.** The Architectural Control Committee shall not approve construction plans if they are inconsistent with Presque Isle Harbor Association Restrictive Covenants or are not in harmony with the surroundings.

### Submission Requirements

(Check appropriate responses)

- a. Complete plot plan----- Yes \_\_\_ No \_\_\_  
(1" = 20' scale preferred, on survey by registered surveyor)
- b. Floor plans (each floor at 1/4" = 1') ----- Yes \_\_\_ No \_\_\_
- c. House elevation drawings (4 sides at 1/4" = 1') ----- Yes \_\_\_ No \_\_\_
- d. Cross section drawings----- Yes \_\_\_ No \_\_\_
- e. Identification of owner and builder----- Yes \_\_\_ No \_\_\_
- f. Construction start and completion dates provided----- Yes \_\_\_ No \_\_\_  
(start within one year)
- g. Minimum 800 sq. ft of enclosed living space----- Yes \_\_\_ No \_\_\_
- h. Building height maximum 30' (2.5 stories)----- Yes \_\_\_ No \_\_\_
- i. 25' front yard setback----- Yes \_\_\_ No \_\_\_
- j. 10% side yard setback; 20' side street line----- Yes \_\_\_ No \_\_\_
- k. Accessory building:
- 1. only one detached accessory building permitted----- Yes \_\_\_ No \_\_\_ N/A \_\_\_
  - 2. within setback requirements (plot plan) ----- Yes \_\_\_ No \_\_\_ N/A \_\_\_
  - 3. only one shed permitted----- Yes \_\_\_ No \_\_\_
- l. Exterior design compatible within neighborhood----- Yes \_\_\_ No \_\_\_
- m. Exterior material in harmony with the surroundings----- Yes \_\_\_ No \_\_\_
- n. Plan or design for the protection of tree cover ----- Yes \_\_\_ No \_\_\_  
(area for removal of trees shown on site plan and not excessive)
- p. No structure shall interfere with utility easements as described in----- Yes \_\_\_ No \_\_\_  
Article VII, Section 5 of the Presque Isle Harbor Association  
Restrictive Covenants.



## **Rule 20. PLAN APPROVAL PROCEDURES.**

a. Presque Isle Harbor Association's Architectural Control Committee functions on behalf of the property owners. This Committee is charged with the review and approval of all construction work as defined under Article VI "ARCHITECTURAL CONTROL COMMITTEE" and Article VII "BUILDING AND USE LIMITATIONS" of the Restrictive Covenants imposed upon the Presque Isle Harbor Community. This review shall include all proposed buildings, garages, storage buildings, septic tanks, wells docks, fences, signs and additions or exterior changes to existing buildings or approved plans. It is a purpose of the Committee to protect the property owners from buildings that are not in harmony in design or location as related to surrounding structures and topography and to assist property owners in obtaining a residence in accordance with the Covenants. The Committee does not intend to get involved in details of construction, and in no way assumes any liability for construction deficiencies or errors. Compliance with the Presque Isle Harbor Association Restrictive Covenants does not necessarily mean that you have met the requirements of the Township of Presque Isle or the County of Presque Isle or the State of Michigan. You should check with these units of government before plan submittal.

b. Property owners are directed to mail or deliver two complete copies of the property survey and site plans, and two complete copies of building plans to:

**Architectural Control Committee  
C/O Presque Isle Harbor Association  
P.O. Box 60  
Presque Isle, MI 49777**

**Office: 989-595-2411**

c. Plans shall include the following information:

1. A plot plan of the property showing the location of the home, deck, garage, driveway, sign(s), septic tank and field, fuel tank, TV dish, and any other proposed construction. This plan shall be drawn to scale, preferably 1" = 20' - 0" , and indicate property lines and dimensions, lake and/or road frontage and route of utilities to the building.
2. Floor plans of each level of the structure drawn at a scale of 1/4" = 1' - 0". Floor plans shall include basic dimensions of the structure.
3. Front, rear and both side elevations drawn at 1/4" = 1' - 0" scale indicating building materials, existing ground elevation, building height and intended grade line.
4. Adequate building sections to reveal construction materials and architectural arrangement.
5. Identification of plans indicating the name, address and telephone number of the property owner and lot location.
6. Name, address and telephone number of the builder.
7. Start and completion date of construction.

d. The Committee shall make decisions on plans as soon as possible. However, the Restrictive Covenants allow a 30-day limit for the decision. A satisfactory set of plans and specifications will be stamped "APPROVED," and one set will be returned to the owner. If the plans are not approved, the owner will receive the Committee's reason and recommendation for their correction. Changes to approved plans are not permitted until re-submitted for approval. After plan approval, permits may be obtained from the following:

Presque Isle Township, Presque Isle County, Presque Isle Road Commission, Krakow Township or other governmental agencies.

e. In addition to the one single family dwelling and the one private garage or boathouse allowed upon a lot, one shed shall be allowed upon the lot after review and approval by the Architectural Control Committee, provided that the following criteria are Satisfied:

- A single family dwelling is located upon the lot
- The shed is not attached to a foundation. However, the shed may be anchored to the ground or a ground level base, as long as the shed remains readily removeable.
- The shed complies with all applicable municipal zoning requirements, and all necessary municipal zoning permits have been obtained.
- The shed shall not exceed 200 square feet
- The shed shall be constructed of conventional building materials and have conventional framing, such as would be used with customary wood framing, steel construction, or a prefabricated storage building.
- The exterior finish of the shed shall be in harmony with the exterior design in relation to surrounding structures and shall be in compliance with the requirements for exterior building finishes as set forth in the applicable restrictive covenants.
- The location of the shed shall be in compliance with all applicable municipal zoning requirements and the requirements for building location and setbacks as set forth in the applicable restrictive covenants.

The Architectural Control Committee may inspect the property during construction.