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: Name _____
Mailing Address _____
Email Address _____
Telephone(s) _____

Builder: Name _____
Mailing Address _____
Email Address _____
Telephone(s) _____

New Structure Address _____
Subdivision _____
Lot Number(s) _____
Start Date _____ Completion Date _____

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 ___
(*Note that Presque Isle and Krakow Townships require 1,000 sq. ft minimum*)

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 accessory building permitted ---------- Yes ___ No ___ N/A ___
2. within setback requirements (plot plan) ---------- Yes ___ No ___ N/A ___

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)

o. No structure shall interfere with utility easements as described in ---------- Yes ___ No ___
Article VII, Section 5 of the Presque Isle Harbor Association
Restrictive Covenants

Comments:

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.

b. Property owners are directed to mail or deliver three 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 ¼" = 1' - 0". Floor plans shall include basic dimensions of the structure.

3. Front, rear and both side elevations drawn at ¼" = 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.