

STARR VALLEY RANCH ASSOCIATION

P.O. BOX 46

BUCHANAN MICHIGAN 49107

CONSTRUCTION POLICY

INITIATED 4/97

MODIFIED 6/98

MODIFIED 10/2020

The Starr Valley Ranch (SVR) Association Board has approved a construction and related landscaping policy for the protection of the association, complex, and individual homeowners. This document can be found at [StarrValley.net](http://StarrValley.net), along with other related information.

- A. Construction: Any new home construction, remodeling, or additions to existing homes must have prior association board approval before any work commences. The following procedures are effective October 1, 2020. (See Section D, below, for exception.)
  - 1. Please consult website ([StarValley.net](http://StarValley.net)) for any additional regulations and forms, such as materials and colors for exterior work.
  - 2. No construction may begin until contractor's name, contact information, beginning and end date, and copy of license is provided to board.
  - 3. For personal protection, only use contractors that are fully licensed, bonded and insured.
  - 4. It is the owner's responsibility to obtain all necessary approvals from Buchanan Township. Buchanan Township construction and building codes apply to SVR. The Board reserves the right to contact building inspectors and admit them to the property if Township rules are not being followed and/or permits are not obtained.
  
- B. New Construction Requirements/Application
  - 1. Homeowners name, unit number, phone number and primary address provided.
  - 2. Current survey of land, paid for by owner, is required to assure construction is on lot.

3. There is no land swapping (with common land or between owners), or option to purchase additional land.
4. Empty lots are 344 (unit 10), 329 (unit 16), 305 (unit 34), as of October 1, 2020.
5. Drawings of proposed work placing the dwelling on the site are required and must include signature by licensed architect.
6. List of exterior materials and colors to be used (refer to guidelines on website) to be provided.
7. Preliminary plan must be submitted one month before expected start date of project to allow board to comment/request additional information.
  - a. Board will make itself available for discussion prior to purchase of empty land, per request of potential landowner.
  - b. SVR board reserves the right to request changes to subsequent plans.
8. Minimum square footage for new homes is 1250 square feet. Maximum size is two story with optional basement. Maximum square footage to be determined between homeowner and association board on an individual basis.
  - a. Setbacks will be determined on a case by case basis, with input from township and board.
9. When possible, homes should be 40 feet apart (structure to structure). SVR board to make final determination.
10. Erosion control plan must be submitted.
11. Approximate start and finish dates must be submitted. Construction must be completed within one year of start date.
12. Landscape plans must be included.
13. Any additional information requested by the board must be provided.
14. If completed work is noncompliant, the board may require homeowner to remediate at homeowner's expense.

C. Remodeling and Additions Requirements/Application

1. Homeowner's name, unit number, phone number and primary address provided.
2. Current survey of land, paid for by owner, is required for any change to footprint to assure construction is on lot.
3. Finished drawings of proposed work placement of dwelling on the site are required.
4. There is no land swapping or option to purchase additional land (from common land or between owners).
  - a. Units 1-49 are 60.00' x 77.00'
  - b. Units 50-51 are 84.20' x 92.32'
  - c. Unit 52 is 90.58' x 80.20'

- d. Unit 53 is 90.70' x 109.76'
- e. Units 1 -49 were revised with replat no.2 1/19/98
- 5. List of exterior materials and colors to be used (refer to guidelines on website) to be provided.
- 6. Preliminary plan must be submitted one month before expected start date of project to allow board to comment/request additional information.
  - a. SVR board reserves the right to request changes to subsequent plans.
- 7. Exception to C.7 above: If work is replacement of existing materials, existing staining, or existing colors, AND if work is performed by owner, no application is required.
  - a. If colors, materials or general appearance are changed, application to board is required. Application must be turned into board vice-president via e-mail one week in advance of start date. See *Starrvalley.net*.
  - b. If outside contractor is used, application is required. Application must be turned into board vice-president via email one week in advance of start date. See *Starrvalley.net*.
- 8. Setbacks, total square footage and distance to neighboring homes will be determined on a case by case basis.
- 9. Builder's name, address, phone number and copy of insurance must be provided.
- 10. Erosion control plan to be submitted for any changes to footprint.
- 11. Approximate start and finish dates must be submitted. Construction must be completed within one year of start date.
- 12. Any additional information requested by the board must be provided.
- 13. If completed work is noncompliant, the board may require homeowner to remediate at homeowner's expense.

**D. Builder/contractor to strictly adhere to the following procedures:**

- 1. Homeowner to provide contractor name, phone number and start date to caretaker.
- 2. Work is to be performed between 7AM and 6PM. no work is to be done on weekends or holidays.
  - a. Work inside the home may be done on weekends.
- 3. Portable toilet facilities to be furnished for workers if construction exceeds more than two days.
- 4. Dumpster to be placed at site of major construction. said dumpster may not block any roads. no littering permitted.
- 5. Extreme care must be exercised to minimize tree and shrub damage. trees or shrubs damaged during any phase of construction must be repaired or replaced. All trees

- and shrubs on common element or limited common element are owned by the association-- SVR board must be consulted and board approval received prior to any tree, shrub removal or pruning. Any tree (with diameter >4 inches) on common land or limited common land that is damaged will be replaced at cost to homeowner.
- a. The exception are trees/bushes on land that is 10 feet or less from the structure of the home. See 10 Foot rule on Website (*StarrValley.net*)
6. No dirt shall be removed from SVR. The dirt shall be used for erosion control within the complex. Instructions for placement will be provided by the board or caretaker.
  7. Extreme care is to be used to minimize construction impact on surrounding homes and property. this includes landscaping, decks, pumps, electrical wiring, and cable installations. Any damage to said areas must be repaired.
  8. Wetlands must be protected during construction. No material to be put in wetlands, even temporarily. Care to be taken to prevent material from blowing off- site.
  9. If a foundation or excavation will be exposed for over seven days, safety netting/fence is to be provided around site.
  10. Construction vehicles may be parked on roads only during unloading of materials. Vehicles to be parked in overflow parking areas at all other times.
  11. All construction debris to be removed from complex roads at the end of each work day. No fires of any sort are permitted within complex. This specifically forbids burn barrels or debris fires. SVR dumpsters are not to be used for any construction debris.
  12. Homeowner doing construction may not dispose of construction debris in SVR dumpsters. Check website for disposal information.
  13. At the completion of the project, the builder is to remove all construction debris from the project site and surrounding areas. (SVR dumpsters are not to be used).
  14. Daily checks by caretaker or board member may occur.
  15. The association reserves the right to require a security deposit from the homeowner prior to the commencement of the work.
  16. Landscaping/underground elements
    - a. Homeowners are fully responsible for any damage to underground cables and landscaping incurred while work is being performed on their property or an adjacent limited common or common property. This applies whether work is performed by an outside service or the homeowner.
  17. For personal protection, only use contractors that are fully licensed, bonded and insured.
  18. Call miss-dig before breaking ground.