

# **WATERS of Vermilion Architectural Guidelines**

## **Introductory Statement**

The goal of WATERS of Vermilion is to provide a high quality North Woods Environment to be enjoyed by all owners and their guests. This holds true for the landscape architecture as well as the building architecture. Individual buildings (cabins, houses, garages and carports) and lot landscaping add significantly to the design integrity, quality of life and financial investment made at WATERS of Vermilion. The following Architectural Guidelines serve to retain and continuously enhance these qualities and maintain consistency and compliance with the Greenwood Township Goal and Policy Plan, the Lake Vermilion Plan and the official DNR plan for Lake Vermilion..

### **1. General Guidelines for Buildings (houses, cabins, garages, carports)**

- Buildings (house and garage) must be located within the Lots as illustrated in the WATERS of Vermilion plat. One parking structure is allowed. Acceptable attached or detached garage/carport configurations include one of the structures below:
  1. Single carport (max 12 ft. x 24 ft.);
  2. Single car garage (max 12 ft. x 24 ft.);
  3. Single car garage with attached carport (max 24 ft. x 24 ft.);
  4. One story double car garage (max 24 ft. wide x 36 ft. deep);
  5. Two story double car garage (max 24 ft. wide x 36 ft. deep x 20 ft. high).
- No other buildings/structures (ie. storage buildings, kennels, fences, etc.) are allowed. Porches, gazebos, decks and patios are allowed.
- No structure other than the house may be used as a Dwelling Unit. Owners of a Double Lot may include a small, "Mother-in-law" Dwelling Unit in their garage structure with permission from Greenwood Township.
- Total building coverage, including all impermeable surfaces (house, garage/carport, other structure, including porch, decks, patios, any approved hardcover driveway/apron etc.) cannot exceed sixty-five percent (65%) of a Lot's total square footage.
- The foundation for buildings and any other structural portion thereof must maintain a minimum setback of one foot (1') from the Lot Line.
- Construction of decks and patios within the Common Element (as defined by the plat and the Common Interest Community Declaration ("CIC")) is allowed but may not exceed 120 square feet (120 sq.ft.) or extend greater

than five lineal feet (5') from the Lot Line. The use of the decks and patios that protrude into the Common Element is for the Lot Owner and designated a Limited Common Element.

- Docks not greater than 30 square feet (30 sq.ft.) are allowed within Crystal Pond extending not greater than 8 lineal feet from the high water mark.
- No visible TV antennas or any type of communication disc greater than 30 inches (30") is permitted unless approved in writing by the Architectural Review Committee ("ARC"), including placement thereof. External "grid style" antennas or tower antennas are prohibited.
- All utilities must be underground including any gas tanks.
- Private wood burning fire pits are not allowed. Gas or electric fireplaces on patios and decks are allowed.
- The addition of appliance units to homes (ie. ductless A/C units, heat pumps, etc.) must be approved by the ARC and be obscure and located so as to create minimal visual impact. Exterior ducting, wiring, etc. must be camouflaged.
- All changes to the exterior of structures and landscaping must be in compliance with the then existing provisions of the WATERS of Vermilion Rules and Regulations and Architectural Guidelines.
- All Township, County and State rules and regulations must be followed.
- To the extent affected, at least 70% of the Shore Impact Zone area must be preserved in its natural state (Greenwood Township Ordinance Article 7, Section 4.01, Item F).

## **2. Quality of Buildings (house, cabins, garages and carports)**

- Architectural building forms must be sensitive to the overall neighborhood and in harmony with the natural surroundings.
- All exterior siding and trim must be cedar or approved equal. With the exception of garages and carports, all exterior siding must have at least two (2) different siding types (such as lap siding and board and batten). Garages/carports may have one type of siding.
- Windows must be Marvin integrity or approved equal.
- Roof material must be metal.
- The Architectural Review Committee must approve all colors for exterior materials, including roofing, for new buildings as well as for refinishing/remodeling. Colors must be sensitive to the overall neighborhood and in harmony with the natural surroundings. All exposed wood siding surfaces shall be finished with transparent or semi-transparent stains. Doors and window and door trim can be painted. Once approved, colors (structures and trim, etc) cannot be changed without the approval of the ARC.

### **3. Landscaping**

- The WATERS of Vermilion Community Association (“CA”) encourages native planting and discourages the use of hazardous fertilizer, insecticides and pesticides.
- Owners are required to submit a Landscape Plan and must receive written plan approval from the ARC.
- Landscape material and plants are limited to the approved WATERS of Vermilion Landscape Planning Guide. Any plants or materials proposed for use not on this list must be approved by the ARC.
- Road surface to the garage or for the carport must be the same as used on WATERS of Vermilion roads unless an alternative plan/material is approved by the ARC.

### **4. Building Approval and Construction Process**

- The CA’s Architectural Review Committee approves all contractors and all building projects. ARC decisions are guiding and final.
- Lot Owners using one of the WATERS of Vermilion base plans (Corona, Aquila, Pisces, Orion, Lakesider, Par 4 Golf Villa) produced by WATERS of Vermilion do not require design approval by the ARC. Lot Owners using one of the base plans must submit a construction plan, including any proposed changes to the base plan, for approval by the ARC.
- Lot Owners contemplating a building project are encouraged to contact the ARC with their initial project ideas to gain Insight on key design and approval issues.
- Written approval by the ARC is required prior to the start of any construction for any building. The ARC will meet on an as-needed basis to review proposed projects. Formal project approval begins with the submission of final proposed construction drawings to the ARC. Complete submittals must include:
  1. Site plan with landscape concept;
  2. Floor plan, section and all elevation of buildings;
  3. Samples of exterior material with color choice.
  4. Construction Plan Submission Fee payable to the WATERS of Vermilion Community Association (“CA”).
- Prior to construction starts the general contractor performing the work must define a Construction Plan with the ARC. Critical issues to be addressed in the Construction Plan include:
  1. Hours of construction are limited to 7:00 a.m. to 6:00 p.m. Monday through Friday;
  2. Limits as to the size and number of vehicles on site;

3. A clearly defined Construction Schedule including start dates and ending dates and proposed hours of work. Construction must result in the least amount of disturbance possible to other CA members and be completed within a reasonable amount of time;
  4. A staging plan showing designated material storage areas, equipment staging areas, parking areas and portable toilet for workers;
  5. Erosion Control and Stormwater Management Plan
    - a. Placement of silt fence along all wetland boundaries and shoreline areas until disturbed soils are stabilized.
    - b. Pervious pavement and shallow infiltration swales will be used along drainage courses to bring post-development runoff to pre-development levels.
    - c. Control measures consistent with Greenwood Township Ordinance Article 7, Section 4.02 must be implemented and approved by Northern St. Louis County Soil and Water Office. Applicant is responsible for any NSLCSWC fees.
  6. Construction Waste Management Plan
    - a. Any community dumpster or waste receptacles are not to be used for construction waste.
    - b. The contractors must periodically dispose of construction waste.
    - c. Burning of construction waste is absolutely prohibited.
    - d. To the extent practicable construction waste shall be recycled.
- The CA can warn and fine the Owner and/or contractors for not following the rules or agreed upon procedures.
  - It is the responsibility of the Lot Owner to repair any damage to the Common Elements caused by the Lot Owner or their contractors or subcontractors (roads, landscaping, etc.).