

Cleaning Up Our Act

Lake Sherwood Association

April 24, 2019

Cleaning Up Our Act - Intro

- Lake Sherwood is a great community
- Opportunity to be greater
- Most residents do their part
 - Keep their homes and yards maintained
 - Comply with LSA and Commerce Township rules
- For others, just a simple and polite reminder can stimulate improvement
- Commerce Township codes/ordinances and Lake Sherwood's Deed Restrictions/By Laws provide specific answers to most issues

Most Common Complaints/Violations

Sheds/Outbuildings

- Sheds, portable garages and outbuildings (except for doll houses) are not permitted per Section 8 of the Deed Restrictions.
- 2-car or larger garages, breezeways, docks, and children's playhouses are permitted, subject to Architectural Control Committee review and approval (also subject to Commerce Township Zoning Article 33, section 33.01A).
- Gazebos and pergolas are permitted, subject to committee approval
 - Maintain set-backs to lot lines
 - Design harmony
 - Not obstructive to neighbor sightlines

Most Common Complaints/Violations

Visible Garbage Cans

- All garbage and recycling bins must be enclosed and hidden from view per Lake Sherwood Deed Restrictions Section 6 (and Commerce Twp Code of Ordinances, Chapter 32, Article II, section 32-28).
- For most residences, bins are stored in the garage.
- If not stored in the garage, a privacy fence (structure or living) should be used in a side or back yard location.



Most Common Complaints/Violations

Trailer Storage

- Motorhomes, RVs and other types of trailers (except boat and snowmobile trailers) cannot be stored outside in Lake Sherwood at any time, aside from a 48 hour grace period for loading/unloading/cleaning.
- Trailer storage is governed by Commerce Twp Zoning Ordinance Article 33, section 33.04.b-f.
- Boat and/or snowmobile trailers can be stowed on the side or back yard... no closer to the street than the home's front structure line.

Most Common Complaints/Violations

Boat Dock Location

- Boat docks should be no closer than 10' from your lot line per the Lake Sherwood By Laws 10.06.a.

Most Common Complaints/Violations

Fences

- Fences are governed by Section 9 of the Deed Restrictions and are also subject to Commerce Twp Zoning Ordinance Article 33, section 33.02. The Deed Restriction is very specific about fencing.
- Fundamentally, only low-lying ornamental fences (3' or under; may include living fences, such as a row of hedge bushes) are permitted on the front yard and side yard.
- No fences are permitted on the lakeside of the yard.
- For pool fence and dog run exceptions, please consult the Deed Restrictions and the Architectural Control Committee.

Most Common Complaints/Violations

Exterior Home Remodeling

- All modifications to the exterior of your home (including garages and decks) require approval from the Architectural Control Committee per Sections 1-13 of the Deed Restrictions.
- Generally, the committee looks for:
 - compliance to set-backs to your property line,
 - preservation of at least 40% brick or stone for the exterior wall surfaces (excluding windows and doors),
 - maintenance of the minimum square footage of living area,
 - and (subjectively) harmony of design.
- Re-painting and other maintenance actions that have no impact on the aforementioned criteria do not normally require committee approval.
- When in doubt, please ask.

Most Common Complaints/Violations

Parked Vehicles

- Unlicensed, unregistered vehicles cannot be stored outside per Commerce Twp Zoning Ordinance Article 33, section 33.04.a.



Most Common Complaints/Violations

Business Use of a Residential Property

- The Deed Restrictions (Section 1.a.) are not intended to restrict the use of a home office.
- However, no business activity (including goods/equipment) is permissible outside of the residence (Commerce Twp Zoning Ordinance Article 26, section 26.015).
- Commercial vehicles, even if registered/licensed, cannot be overnight-parked outside per Commerce Twp Zoning Ordinance Article 33, section 33.04.f.

Most Common Complaints/Violations

Pets

- We all love our pets!
- Any issues related to unruly pets should be referred to Commerce Twp (Code of Ordinances Chapter 10).
- Yes, someone loves that unruly pet.



Most Common Complaints/Violations

Home Maintenance

- Section 10.05.c of Lake Sherwood's By Laws address home/yard maintenance.
- All issues related to blight should be referred to Commerce Twp (International Property Maintenance Code), including but not limited to:
 - Excessive weed/grass height
 - Structure concerns (e.g., falling brick or siding material)

What Are We Doing About It?

- If you observe non-compliance for any of items above, you can use a generic checklist “reminder” note to give to your LSA Area Rep or any other LSA Board member
- Please provide the specific address and description of the potential violation
- Your communication will remain anonymous.
- For items governed by Commerce Township, you may also contact the Commerce Township Building & Ordinance Department

Phone: 248-960-7060

Email: building@commercetwp.com

Help Clean-Up Our Neighborhood Check List

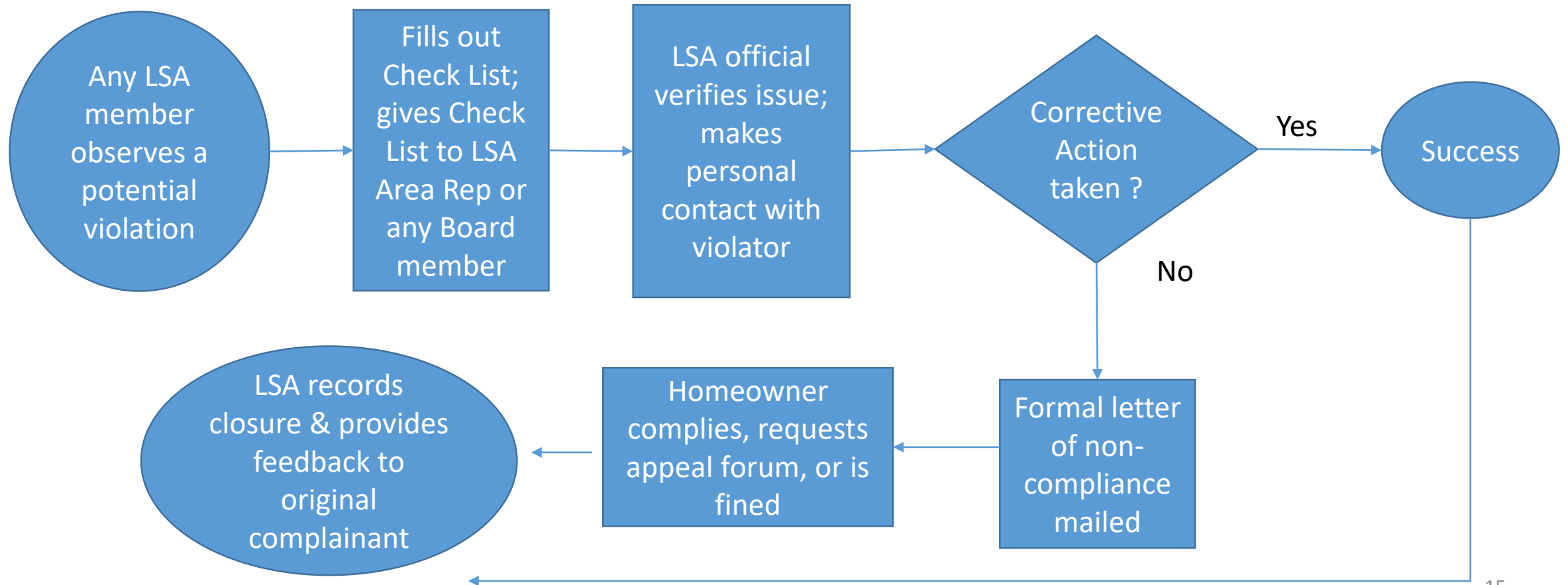
A potential violation of the Lake Sherwood Deed Restrictions or Commerce Township Ordinances requires attention at _____ <address> _____:

1	Not allowed outbuilding (e.g., shed)
2	Garbage and/or recycling bins are not stored out-of-sight
3	Boat trailer stored in/near front yard
4	RV or other trailer stored for more than 48 hours (anywhere outside)
5	Boat dock located closer than 10' from neighbor's property line
6	Commercial vehicle parked outside
7	Non-compliant fencing (describe: _____)
8	Home improvement project potentially lacking sufficient area of brick/stone
9	Home improvement project taking longer than 9 months to complete
10	Unregistered vehicles parked out of garage
11	Inappropriate commercial activity on-premises
12	Pet issue (barking or wandering the neighborhood)
13	Blight (describe: _____)
14	Other (describe: _____)

Corrective action is recommended to avoid a formal complaint that may result in the assessment of fines. [→ CLICK HERE for printable form ←](#)

Cleaning Up Our Neighborhood

Macro Process Flow



Cleaning Up Our Neighborhood

Questions?