

## Deer Creek Covenant Summary

The Deer Creek Homeowners Association of Livonia was incorporated on June 24, 1988 as a Michigan nonprofit corporation. Our Bylaws and Declaration of Covenants and Restrictions for Windridge Village Subdivision No. 4, 5, and 6 will be posted at our new website, [www.deercreeklivonia.com](http://www.deercreeklivonia.com). As paraphrased from our Bylaws, the purpose of the Association is to initiate activities that maintain the general attractiveness of our subdivision, participate in matters of common interest to the residents, and to administer and enforce the covenants and restrictions.

As our homes age and properties are sold to new owners, it has increasingly become necessary to remind residents of our Covenants and Restrictions. These covenants apply to each and every home in Deer Creek and are registered with Wayne County. The purpose of these rules is to enhance the property values in Deer Creek. We all desire a well-maintained, beautiful neighborhood. In any real estate market, the appearance of our neighborhood is one factor we can control.

Many of our rules overlap City of Livonia Code of Ordinances; visit [www.ci.livonia.mi.us](http://www.ci.livonia.mi.us), click on "Community" then "Online Ordinances" then "Zoning" then "Ordinance 543" then "Article IV."

A summary of our most relevant Covenants is as follows:

Maintenance: Each owner shall keep his lot and all improvements thereon in good order and repair and free of debris. This includes watering, mowing, pruning and cutting of all trees and shrubbery, as well as exterior painting. Maintenance of the greenbelt areas is required of the owners along 8 Mile and Gill Roads.

Garages: All garages must be attached to the home and are for the private use of the occupant of the house.

Temporary Structures: Storage buildings (sheds) are not permitted.

Site Distances at corners: No fence, wall, hedge, shrub, planting or tree may obstruct the site lines near corners. Our covenants give specific measurements.

Animals: Household pets may be kept (not for commercial purposes) so long as they are not objectionable due to noise, odor or unsanitary conditions.

Fences: No fence or wall may be erected on or along the side or rear lot lines, except as required by local ordinance to enclose a swimming pool; such fences are to be ornamental in nature, aesthetically pleasing and in architectural harmony with the design of the house. A dog run is permitted if located adjacent to a rear wall.

Garbage: All rubbish shall be kept in sanitary containers properly concealed from public view. Garbage containers shall not be left at the street for more than 24 hours in any one week.

No commercial vehicles, boats, travel trailers, mobile homes, campers, snowmobiles or trailers used to store or transport any of these vehicles shall be permitted to be parked or stored on the driveway, or in the front, side or rear yard of any house for more than 12 hours.

No lot grade may be altered unless proper alternative drainage is provided.

No above-ground swimming pools are permitted.

Other recent violations in our neighborhood are covered by the City of Livonia's ordinances. Please be aware...

- there are limitations on where and what may be burned within a neighborhood
- pet waste must be promptly removed
- grass clippings and snow are not to be placed in the street or neighboring properties
- trash for pick-up should not be placed near the curb until after 6 p.m. on Thursday nights.

**Thank you for your cooperation with these covenants that preserve and enhance our Deer Creek properties.**