

FBCA Construction Specifications

1. Ranch constructions shall have a minimum of 1200 Sq/Ft. excluding the garage with a minimum ceiling height of 8 feet.
2. Tri-level and Colonial house construction, whether on the water or not, shall have a minimum of 1200 Sq/Ft on the first level.
3. Exterior finish shall consist of a minimum of 100% brick for ranch construction and 75% for Tri-level and Colonial house construction.
4. Home additions should match with the existing exterior structural material.
5. No log, wood panel, composite finish exterior home construction permitted.
6. No above ground swimming pools allowed; in-ground pools of gunnite or vinyl liner only.
7. No fences allowed except as required by state and township requirements for swimming pool safety. The minimum of 4 ft. chain link or equivalent is recommended and to be placed around the immediate pool area and not to exceed the length of the existing home. All fencing must be approved by the FBCA Board and a property improvement form must be completed.

8. Like all other structures, sheds must be approved by the BOARD prior to construction.

Location of the structure: Sheds for non-waterfront homes must be placed no less than 10' from the house and at least 5' from back and side lot lines. Sheds for waterfront homes must be placed no closer than 10' from the house (unless attached) and no further than 30' from the house, at least 5' from side lot lines and at least 35' from the water.

Material Specifications: The shed must be built upon a 4" concrete slab with a 24" rat wall. The shed may have a maximum of 192 square feet for the structure and a maximum height of 11 ft. The shed must be built to standard building codes with wood or composite materials that resemble wood or brick and standard housing roof materials, with window being optional. No metal or plastic construction permitted, (with the exception of metal studs). The shed must be a color coordinated with the home, and no more than one shed permitted on a property.

Other specifications: Residents are NOT permitted to use the exterior walls of the shed for storage.

All applications for a shed must be accompanied by a plan for landscaping. The landscaping is to be installed within one year of the shed's installation. The signatures of the neighbors on each side of the property, indicating that they are aware of the application, must also be submitted with the application.

9. Dog runs are allowed but must be chain link type or equivalent and must be placed behind and next to the owner's home with decorative shrubs to conceal the structure from surrounding neighbors view. The base should be of concrete material so that animal waste can be easily removed to prevent offensive odors to surrounding neighbors.

10. A Property Improvement Form must be completed for the submitted building plan or plans. When they are approved, they shall be stamped with the F.B.C.A. Approval Stamp and signed and dated by the building committee chairman all board members. All copies must be stamped and signed. The homeowner or builder will retain one photocopied set. One copy of the approval form and the approved building plan or structure shall be kept by the building committee to monitor the construction activity. The resident or builder will submit (1) one copy of the approval form with the approved building plan to the White Lake Township Building Department to obtain their building permit. No building plan will be approved without the proper approval stamp or signatures.