

# Arbor Ridge Community Corporation

## Driveway Modification Policy

As adopted unanimously by email by the Board of Directors (Frank Lotfian, Reggie Rodrigues, Jeff Fry) on July 15, 2020.

This document describes the ARCC policy for driveway modifications approved by the Board of Directors, serving as the Architectural Control Committee. The policy shall not supersede the Master Deed or Bylaws, as amended. The Architectural Control Committee shall have sole discretion to assess compliance with this policy. The Architectural Control Committee may require, by its sole discretion, that a Co-owner must rectify, at the Co-owner's expense, non-compliance with this policy or the Bylaws.

Based on the discretion of the Architectural Control Committee, as allowed in Article VI, Section 15, parts b. and c., neither co-owners nor residents may make any alteration, temporary or permanent, that fills in or bridges or ramps across the curb gutter. Examples of alterations that are not allowed include but are not limited to:

- Homemade or purchased ramps or bridges,
- Boards,
- Concrete poured into the gutter

The ACC based this decision on (a) unsightliness and (b) no allowance for alteration of drainage as specified in the Bylaws, Article VI, Section 5., part a.

Any Co-owner who wants to modify their driveway should contact the Architecture Control Committee (Board of Directors) before submitting an application for a building permit or any other governmental approval or construction and before committing to any contract.

Any Co-owner who wants to modify their driveway must obtain plans from licensed and insured contractors with experience in concrete driveway reconstruction. The Board requires:

- a) no increase in impervious surface area,
- b) no alteration of drainage,
- c) break-up and reconstruction of the concrete for a smooth gradient to a reduced curb height (see Figure 2),
- d) no increase in elevation or change to the gradient of the gutter or street surface adjacent to the driveway,
- e) no change to the gradient of the driveway itself except as needed to smooth the entrance,
- f) construction from concrete of a grade and mixture appropriate for Southeast Michigan's climate, and of a color as close as possible to the original construction,
- g) containment within the boundary of the limited common element appurtenant to the unit, and
- h) no other perimeter shape changes as viewed from above except to accommodate a smooth gradient to a reduced curb height.

Figure 1 shows an example of a driveway approximating the desired outcome.



*Figure 1 An example of the type of driveway street-end reconstruction to ease vehicle ingress/egress showing cut curb (bounded by a dashed black line) and partially depicted reconstructed bottom section with gradient down to the lower curb (bounded by a solid black line)*

Failure to comply with this policy can result in fines and required corrective reconstruction. Refer to Article VII of the Bylaws for details.