

# Community Specific Issues

## The Villas of Northwyck

- Northwyck is located off of Rochester Road which has a 150 foot wide future right of way. Rochester Road is owned by the City of Troy.
- Prior to approval of Northwyck a traffic study was completed to the satisfaction of the City which indicated that a traffic signal at the intersection of Alameda and Rochester Road was not required.
- Northwyck is located within the Troy School District.
- Northwyck is adjacent to commercially zoned property to the northwest, residentially zoned property to the north and east and a Church to the south. The commercially zoned property to the northwest adjacent to Rochester Road is currently utilized by a restaurant which has long hours of operation. Northwyck is part of a PUD or planned unit development which dictates the uses allowed on the property in perpetuity. A PUD Agreement was executed between the City of Troy and the developer and the Church which governs many aspects of the site.
- The plans for the Church, including its current and potential size in the future if expanded, are available for viewing. The area planned for future expansion is on the north side of the building; however the Church may vary their future plans.
- Overhead utility wires and poles are to remain on the Church's property to the south of the Villas, as these wires service the Church.
- Portions of the Northwyck property within the general common element are subject to easements which benefit the Michigan Department of Environmental Quality (MDEQ), The City of Troy and the Oakland County Drain Commission. The MDEQ and City of Troy each have a Conservation Easement which encumbers areas on the property that are considered State regulated wetlands or related natural areas which are to be preserved. The preservation and ongoing viability of these areas is subject to monitoring by the MDEQ. Activities within these areas, excluding utilization of a pathway or boardwalk if installed by the Developer, are restricted. These areas will be marked by signage installed by the Developer and may contain a combination of a split rail fence and special plantings which delineate the area from regularly maintained grassy areas in the rear yards. Pathways, boardwalks, and split rail fencing will require maintenance by the Association.
- Northwyck consists of two homeowner's associations, one governing the Villas of Northwyck and one governing the Townes of Northwyck. The Master Deed and Bylaws for each association specify their respective responsibilities and dictate when collaboration between the associations will be necessary. The Master Deed and Bylaws call for the association's to reimburse one another for shared expenses which are preliminarily paid for by one association, including expenses related to the clubhouse, amenities, streets, street lighting, storm water system maintenance, entry area and entry boulevard.

- The Developer is required to design a stormwater system including detention basins on the property in order to collect and control the stormwater on site and leaving the property. The stormwater system, swirl chambers, and detention basins require on-going regular maintenance. The homeowners within Northwyck are responsible for the maintenance of the stormwater system as governed by the Master Deed and Bylaws.
- A pathway exists within Northwyck connecting the property to the subdivision, "Emerald Lakes", to the east. This pathway is to be maintained by the homeowners in Northwyck. The City of Troy has retained an easement over this pathway for emergency ingress and egress to the site. An additional pathway exists for emergency access on the south side of the site and connects to the Church parking lot. The Church is responsible for maintenance of this pathway. Use of these pathways is limited to pedestrians or the City if an emergency arises.
- A portion of Northwyck's general common element lies within a flood plain. As a result, required precautions have been taken in designing the layout of the site and location of the units, so that no first floor elevations are below the flood plain elevation. Additional flood insurance should be considered for those units where basements are at an elevation below the flood plain.
- Along the northern boundary of the property the developer has installed a wooden fence, the maintenance of which is the responsibility of the homeowners as outlined within the Master Deed and Bylaws.
- The entry monuments on Rochester Road and streetlights throughout the property are to be maintained by the homeowners as outlined in the Master Deed and Bylaws.
- The roads and sidewalks within Northwyck are private and are therefore maintained, including repairs, snowplowing and regular upkeep, by the homeowners as outlined within the Master Deed and Bylaws.
- A landscaped buffer exists between the Villas and the Church parking lot which is the responsibility of the homeowners in The Villas of Northwyck, as outlined in the Master Deed and Bylaws, to maintain.
- To prevent undue sound transmission between the homes at The Villas of Northwyck, the Bylaws are very specific in regards to the following restrictions:
  - No loudspeakers are to be affixed on or placed adjacent to common walls, and any other sound condition measures that may be adopted by the Association from time to time.
- Water is commonly metered throughout the Villas. There is one water meter per building, and the Association pays for the water and sewer bills.
- The Association Bylaw regulates parking; please refer to Article VI, Section 7 for the complete rules. You are expected to use your garage and the driveway to your garage for parking. **Overnight parking on the street is prohibited.**
- The keeping of pets at the Villas of Northwyck is regulated by the Association Bylaws, please refer to Article VI, Section 5 for complete the rules. **You may bring a dog or a cat into the Villas of Northwyck when you move in, however if the pet dies or is otherwise removed from your household, you may not replace it without Association approval.**
- Initially temporary mailboxes will be utilized at the entrance to the Villas of Northwyck, as the Post Office will not make deliveries within communities under construction. Once an entire phase of construction is complete the Post Office will then deliver to the

permanent mailboxes that will be clustered in groups with locations determined by the Post Office.

The information presented above is based on information and issues known to the Developer as of February 18, 2004.