

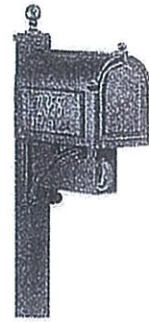
LEELANAU

HIGHLANDS

Closing Packet



EXTERIOR LIGHTING FIXTURE



MAILBOX

- All Lot Owners are required by the Condo Association to Purchase both the Exterior Lighting Fixtures & Mailbox.**

Buyers Initials _____

Buyers Initials _____



Linda Schaub (231) 642.0342 c
Real Estate One, 521 Randolph, Traverse City, MI 49684
lschaub@realestateone.com / www.lindaschaub.com

The Benchmark Companies
Developer of Exceptional Residential Communities

LEELANAU

HIGHLANDS

Closing Packet

The Benchmark Companies

P.O. Box 141396
3919 Remembrance Rd. NW, Suite B
Grand Rapids, MI 49514
616-735-9800 Phone
616-735-4282 Fax
matthew@benchmarkmi.com

ARCHITECTURAL DESIGN CONTROL COMMITTEE

In order to approve building plans in a timely manner, we are requesting that each builder provide the following to the Design Control Committee:

- a) Name of Owner, Development and Lot Number
- b) Name of Builder, Address and Phone Number
- c) Two Sets or Copies of Plans (8.5x11 or Legal Size)
(Floor Plans and Exterior Elevations required)
- d) The Total Square Footage of Living Space
- e) Exterior Specifications
(Material, Color, Style, etc.)
- f) Site Plan Illustrating Footprint in Relation to Setback Requirements
(Landscape Schematic Design and the location of any trees to be removed required)
- g) **Submit landscape plans prior to Certificate of Occupancy**

A cover sheet attached to reduced plans with above information would speed the approval process. Failure to have any of the above information could cause rejection of plans. We can accept plans by the e-mail listed above.

Thank you for your cooperation.

Buyers Initials _____

Buyers Initials _____



Linda Schaub (231) 642.0342 c
Real Estate One, 521 Randolph, Traverse City, MI 49684
lschaub@realestateone.com / www.lindaschaub.com

The Benchmark Companies
Developer of Exceptional Residential Communities



Trans Globe Lighting 5705 ROB 1 Light Post Lantern in Rubbed Oil Bronze

The light fixture is available at a variety of websites and the price can change, as of April 2017:

- Amazon \$195 free shipping
- Homeclick \$207
- Houzz \$207 free shipping
- Lightology \$207 free shipping
- Transglobe \$163 free shipping
- Lighting Commerce \$185

Leelanau Highlands

Information for approved Yard Light, Light Post and Mailbox, as well as Bylaws and Rules and Regulation Sections for Yard Lights and Mailboxes.

Bylaws - 6.1.14 Outdoor Lighting. All exterior lighting plans, and any changes or alterations to exterior lighting, shall be approved in advance by the Review Committee. Mercury vapor lights are prohibited. Each Unit Co-Owner shall be responsible for installation and maintenance of a post light of a design approved by the Review Committee in an area near the intersection of the driveway and sidewalk on the Unit, which shall be equipped with a sensor so that the post light is automatically illuminated from dusk to dawn. Co-Owners shall promptly replace any burned-out bulbs of the post light, so that there will be an illuminated post light on each Unit on which a residence has been built from dusk to dawn.

As approved by the Board of Director's (Architectural) Review Committee, yard lights for non-sidewalk lots should be located "8-10 feet from the roadway and 4-6 feet from the driveway", exceptions could be made by the ARC for specific landscaping issues.

Rules & Regulations - D. Mailboxes. Co-Owners' mailboxes are located at the entrance to the project. If a Co-Owner wishes to have a receptacle for newspapers on their Unit, subject to (Architectural) Review Committee's approval, they may install a mailbox on their Unit for such purpose. Standard standalone newspaper tubes are prohibited