



Oak River East 2 & 3 Subdivision

A premier neighborhood located in Troy, Michigan bordering natural woods and the fields of Troy High School. It is a deed restricted neighborhood with homes maintained through the care of their homeowners and guided by the rules of our Homeowners Association. Deed Restrictions are on file with the Oakland County Register of Deeds and copies available on the website. A guideline for this care is listed below.

www.oakrivereast.net

Send questions to
oakrivereast@gmail.com

Never Allowed

- Vinyl siding and vinyl windows
- Paver driveways
- Window mounted air conditioning units in the front of home
- Full yard fencing – the exception to this is for pools and dog runs with approval from the Architecture Committee
- RV's, boats and trailers except loading and unloading – 24 hours or less
- Laundry hanging outside
- Gardens in the front yard
- Farm animals other than domestic pets
- Temporary structures, tents, sheds, shed and barns
- Garbage cans outside
- Debris up against side of house
- Cars that are unregistered or do not move on a regular basis
- Changes to mailboxes

Needs Approval

- Landscaping – Significant change, removal or replacement of landscaping, such as installing new trees in the front yard where they were not before or removing trees without replacement
- Home exterior – Significant change in appearance of home, such as change in paint color or siding replacement other than wood. Note that James Hardy cement board that looks like wood is generally approved
- Driveway, front walkways and decks – Any change to direction, outline, shape or type of material
- Addition to home including room, garage, dog fence, pool, skylights and solar panels
- Addition of paver edge to driveway
- Adding concrete where none was previously, such as expanding front porch

Does Not Need Approval

- Anything on the exterior that is replaced with the identical footprint, color and material so as not to change the appearance
- Re-roofing with shingles provided the color remains the same
- Invisible dog fences
- Repairs to wood siding
- Exterior door replacement
- Garage doors
- Exterior lighting
- Decks if no change to materials or outline

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General Guidelines

- Cul-de-sac maintenance (weeding, cutting and pruning) is the responsibility of homeowners whose lots directly surround it
- Keep lawn weed free including removing dandelions in spring
- Cut lawn weekly or as required to maintain an appearance consistent with our neighborhood. Lots with a berm, top and slopes of the berm must be maintained
- Water lawn as necessary to minimize plant stress during the summer. Follow City of Troy rules watering only 11PM – 5AM
- Edge lawn adjacent to paved surfaces including sidewalks, driveway and road curb
- Prune shrubs, bushes and trees to prevent an overgrown appearance and avoid interference with pedestrian sidewalks
- Prune/remove landscaping near intersection of driveway/sidewalk to prevent blind spots from cars exiting driveways
- Remove dead landscaping and grind tree stumps below ground level
- Maintain mailboxes – repair if damaged and fresh paint every few years
- Clear snow according to City of Troy rules
- Trash & recycling containers must be concealed from public view except on garbage collection days, which has a City 24 hour maximum rule
- Exterior paint should be maintained and not raised or peeling
- Rotten exterior wood should be replaced
- Remove weeds in sidewalks and driveway cracks