

TOWER LAKES CONDO ASSOCIATION

Board of Trustees

Variance Policy: 2016-01
Subject: GUIDELINES FOR APPROVAL OF VARIANCES FOR LIMITED COMMON AREAS
Date: NOVEMBER 15, 2016
Effective Date: DECEMBER 1, 2016
Revision Date:
Reference: Rules and Regulations – Variance Requests
Authority: *Bond Helgeson*, President, Board of Trustees

Residents of Tower Lakes Condominiums wishing to apply for a variance to the Limited Common Area shall comply with the previously established Rules and Regulations regarding a Variance Request. In addition to the defined approval process steps outlined in the Rules and Regulations, the Variance Request form shall include:

- A visual rendering of the appearance of the Limited Common Area after the proposed addition or alterations have been made
- A drawing detailing exact dimensions and measurements of proposed addition(s) or alterations to be made to the Limited Common Area
- A description of the purpose of the new structure
- The proposed beginning date of construction and the approximate amount of time required to complete the project

The Board of Directors of Tower Lakes Condominium Association shall consider the following factors in approving a variance for use of the Limited Common Areas:

- The change to the Limited Common Area shall be appealing to the eye in regard to the architecture and design of the existing structure and the neighboring structures
- Colors for new uses of the Limited Common Areas shall be consistent with the existing colors of the structure(s)
- Roofing, windows, window trim, doors, door trim, spouting and drains will be consistent with the existing structure (s)
- Any new structure shall be within the footprint of the original existing structure
- Due to the proximity of condominium living, the noise factor resulting from the addition or proposed change must be acceptable

- Privacy screens, awnings, landscaping options, traffic patterns, lighting options, etc., shall be considered in regard to the addition or proposed alteration(s)
- The homeowner's insurance carrier must provide a Certificate of Insurability verifying that the requested variance will be covered by the Home Owner's Liability insurance policy
- The contractor performing all related work must have Commercial Liability Insurance

In keeping with the previously stated goals of the Association that include: best use of each property, protection of property values, quality design and workmanship, harmonious colors, safety, the well-being of all residents and protection of the environment, **Policy 2016-01: Guidelines for Approval of Variances for Limited Common Areas** is designed to insure compliance with those goals.

The Tower Lakes Board of Directors shall evaluate the merits of each variance request on an individual basis.