

TOWER LAKES CONDO ASSOCIATION

Board of Trustees

Procedural Policy: 2021-02

Subject: Hunsinger Builder Variance New Construction Exceptions

Date: 4/20/2021

Effective Date: April 20, 2021

Revision Date: April 20, 2021

Reference: Hunsinger Builder Exceptions

Authority: Russ Holtberg, President, Board of Trustees

NEW POLICY

On many occasions in the past the Board has approved variances for Hunsinger Builders for commonly accepted building revisions on new construction. To reduce the time and effort for these approvals for both parties in the future the following policy is established.

Any updates that are not included in the following list will still require a variance request. The variance must be submitted and approved by the Board of Trustees prior to any work beginning. The prescribed variance form must be used with all required information completed.

Composite Decking:

- A variance request is not required for use of Tower Lakes Board approved composite decking materials and colors on new construction decks only

Trex Deck Rail:

- A variance request is not required for use of Tower Lakes Board approved Trex Rail materials and colors on new construction decks only

Deck Enlargements:

- A variance request is not required to increase the deck size on new construction decks only
- The deck must not extend beyond the rear main building wall

Single Condo Enclosed Patios:

- A variance request is not required to use Timber Tech Porch Collection "Mahogany" color tongue & groove composite for new construction screened in deck
- A variance request is not required to use Digger Specialties "Bronze" color screenrail and screen for new construction screened in deck
- A variance request is not required to use stainless steel cable safety railing for new construction with covered screened in deck

If the builder fails to comply with this policy all cost of the corrections will be the responsibility of the builder