

Fairway Pines Estates Owners Association (FPEOA) REQUEST FOR VARIANCE

Ref: ARC Standards Section VI, Variances for These Standard

Ref: FPEOA Section 11, Policy and Procedures Regarding the Granting of Variances

Architectural Review Committee (ARC). XX

Other (specify) _____

Lot No. and Address: Lot 538, 391 Badger Trl N _____

Owner(s): Jeff Keller & Leslie Rush _____

Prepared/Submitted By & Date: Jerry Simon 07/20/2023 _____

SUBJECT: Variance Request for completed end caps _____

DESCRIPTION OF VARIANCE, include supporting documents:

Historically, end cap requirements have not been enforced or reviewed by any ARC committee for many years, although the requirements remained in the ARC standards. This has resulted in much confusion and a real mishmash of end caps installed in the neighborhood. ARC has voted to start strictly enforcing the current ARC standards for end caps. For projects completed, or nearing completion, this puts undue hardship on the owners/builders since the end caps were never part of the review process. The Keller residence is a prime example of this. The end caps, while they do not meet the requirements specified in the ARC Standards, are very nice looking and well built.



This VARIANCE is to request a variance from (specify completely):

The ARC believes it would be unfair to the homeowner to require the removal of the existing end caps and rebuild to the existing standards. The ARC recommends the variance to keep the existing end caps be approved.

Notes:

Attach additional pages to Request if necessary.

See "Notes for Requesting a Variance" for additional information.

FPEOA USE: Received By/Date: 7 / 2 0 / 2 3 _

Initial Variance Assessment: Major **Minor** NIA By: Jerry Simon

Comment: **Variance approved by the BOD liaison to the ARC, Bob Delrossi**

**Fairway Pines Estates Owners
Association (FPEOA) NOTES
FOR REQUESTING A
VARIANCE**

1. Section 11, "Policy and Procedures Regarding the Granting of Variances" is the principal governing document for a Request for Variance.
2. A Request for Variance shall be submitted to the FPEOA ARC Committee Chair or the FPEOA Board President and the Administrative Assistant for the ARC Committee or the Administrative Assistant for the Board. Submittals may be made via e-mail (preferred), US Postal Service, or hand-delivery. Current addresses and email contacts for respective FPEOA officials may be found on the FPEOA website at www.fairwaypinespoa.com. Follow-up phone notifications are encouraged.
3. A Request for Variance shall be submitted in a timely manner to allow the appropriate FPEOA Committee to process it. Normally a Request for Variance shall be submitted a minimum of 15 working days prior to a meeting which may be required to consider the Request for Variance, e.g., scheduled monthly ARC meeting, Board meeting, etc. A different notification and submittal period, other than 15 working days, may be specified by the leader of the appropriate FPEOA committee depending on the complexity of the Request for Variance and if it is assessed as a Major, Minor, or N/A (*N/A*- a change, but very minor in nature or may not be a variance).
4. **1n DESCRIPTION** the Variance shall be completely described including what is being requested, why necessary, how the Variance would be accomplished, any documents to define and support the request, and arguments the Owner/Requestor wishes to be considered by the Association committee. Supporting documents, e.g. drawings, specifications, material samples, color board type information, etc., shall be included with the Variance submittal.
5. The Requestor shall indicate which ARC Standard or Association requirement is applicable to the Variance being requested; the Section, Paragraph, and/or Appendix. Specific text applying to the Variance shall be noted.
6. Request for Variance submittals which are judged to be incomplete, vague, confusing, or poorly prepared and presented may not be considered by the Association and its committees. These may be

rejected without review or returned to the Requestor for rework and resubmittal.

