

WEHOA VARIANCE REQUEST GUIDELINES/PROCEDURES

Purpose

The Board of Directors works to maintain property values by protecting the environmental and architectural integrity of the Association. An Owner wishing to remodel or construct an addition on his home or homesite must submit a plan for approval which details the proposed modification to the Homeowners Association Covenants. The Homeowners Association shall have the right to reasonably refuse to approve any such construction it determines is not suitable or desirable for WATER'S EDGE SUBDIVISION based on aesthetic considerations or other factors.

Owner Action

Any owner planning to change or add to the existing structures on a lot must submit a request in writing to the Board stating the details of the intended change, improvement or need for variance and attaching samples or plans to more clearly describe the projected change or addition. If any change, improvement or action in variance from the Declaration is taken prior to written approval of the Board, the Association has the right to require the homeowner to remove the improvement(s) and/or change(s) from the property.

Examples of improvement/alterations requiring written approval

- Swimming pools, spas, major landscaping (Repair or replacement of plants, trees, sod, etc. by similar types does not require approval)
- Buildings/Structures (e.g., patio covers, decks, three-season rooms, play structures, garage doors, exterior doors)
- Fences and walls
- Antennas, solar collectors, artificial turf
- Painting, roofing, window replacement (If significantly altered from current color/style)
- Major alteration to exterior material (e.g., replacing siding with stucco)
- Other (e.g., flagpoles, lighting fixtures)