

Additional Conditions of Variance Approval Request

1. **Repair & Restoration:** Homeowner acknowledges that all repair and restoration due to the installation of the variance request will be at the homeowners' expense. Please note that should restoration be deemed unsatisfactory or not completed in a timely fashion as deemed by the HOA Property Manager, the HOA will complete the restoration / repair work and charge the homeowner. Charges will include both direct and administrative expenses related to the repair work involved.

2. **Property Boundaries:** All site variance installations are to be within the homeowner property boundaries only.

3. **Future HOA Maintenance:** Once installation of the site variance is complete, homeowner accepts all future property management and maintenance of the variance area and releases the HOA from any future maintenance obligations. This maintenance exclusion may also include rear yard homeowner areas that were undisturbed by the variance request but are deemed unmanageable by the HOA property manager as a result of the variance installation.

4. **Site Access During Installation:** Homeowner must communicate site access to respective neighbors prior to work commencement. Site access must be via HOA lands only. Full repair and restoration of disturbances to HOA lands shall be the homeowner responsibility per paragraph 1 above.

5. **Site Access to Adjoining Homes:** Maintenance access must be maintained across all properties that include access lanes of at least 8' clear in width to ensure efficient maintenance operations for the HOA. Obstructions noted by the HOA Property Manager may be removed at the homeowners' expense.

6. **Underground installations:** While every effort is made to safeguard below ground installations (e.g. pet containment, etc.) , the HOA / Sponsor is not responsible for any impact or damage to the installations as a result of current or future property

7. **Storm Water Management:** Please note that highly sensitive storm water management swales are located immediately outside the property boundary. Homeowner and/or contracted landscape contractor must not access or disturb these swale systems at any time during the installation process. Installations must be reviewed **on-site** with your landscape company and the site supervisor (Jeff Brokaw) prior to installation.

Authorized Signature

Date