

Variance Procedures for Villas at Churchville

1. Owner obtains a Variance Form from Realty Performance Group, Inc.
2. Owner obtains a proposal/estimate/quote from fully insured contractor.
3. Owner completes the variance form including:
 - a. Full description of modification including style, color, materials
 - b. Contractor's name & contact information
 - c. On 2nd page of variance, check boxes for all that apply regarding drawing/plans, proposal/estimate/quote including brochure, pamphlet, tear sheet showing style, color, material
 - d. **Include general liability and workers' compensation insurance certificates for contractor.** *The certificate holder* should be listed under the homeowner name and address. *Additional Insured must be included* and list the homeowner as well as Villas at Churchville HOA.
4. Owner signs the variance
5. Submit variance, proposal/estimate/quote, & insurance certificates to 'Realty Performance Group, Inc., 470 Long Pond Road, Suite 230, Rochester, NY, 14612, to the attention of Chad Fetterman or via email to:
chad@realtyperformancegroup.com
6. Once the variance & all required documents are received, Realty Performance Group Inc., will submit variance to Board of Directors for review. The Board has up to 30 days to review and make a decision.
7. Once a decision is made & the variance is signed by the Board of Directors the owner will be notified of the decision.
8. Work is to be completed within 30 days of the approved variance. If this is not possible, due to ordering product or weather, the owner must note this in the variance or to Realty Performance Group, Inc. with an explanation (i.e. product must be ordered, weather, etc....)

Property Management office:

Chad Fetterman
c/o Realty Performance Group, Inc.
470 Long Pond Road, Suite 230
Rochester, NY 14612
chad@realtyperformancegroup.com

Villas at Churchville Homeowners Association, Inc.

Variance Request Form

Please give 30 days for review and decision by Board

Submission of Plans to the Board of Directors.

Homeowner:

Mailing Address:

City, State, Zip:

Property Address

(if different than mailing address):

Phone(s):

H

W

C

Email address:

Date Submitted:

Date Received by BOD:

In accordance with Villas at Churchville HOA covenants, easements, charges, and liens ("declaration & by-laws") and the association rules and regulations, I request your consent to make the following changes, alterations, renovations, additions and/or removals to my unit:

Is this an amendment to a previous request? _____. If yes, the approximate date of previous request: _____. I understand that under the declaration and the rules and regulations, the Board of Directors will act on this request and provide me with a written response of their decision. I further understand and agree to the following provisions:

1. No work or commitment of work will be made by me until I have received written approval from the association.
2. All work will be done at my expense, and all future upkeep will remain at my expense or future homeowner's expense.
3. All work will be done expeditiously once commenced and will be done in a good workman-like manner by myself or a contractor.
4. All work will be performed at a time and in a manner to minimize interference and inconvenience to other unit owners.
5. I assume all liability and will be responsible for all damage and/or injury which may result from performance of this work.
6. I will be responsible for the conduct of all persons, agents, contractors, and employees who are connected with this work.

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7. I will be responsible for complying with, and will comply with, all applicable federal, state, and local laws; codes; regulations; and requirements in connection with this work, and I will obtain any necessary governmental permits and approvals for the work. I understand and agree that Villas at Churchville HOA, its Board of Directors, its agent and the committee have no responsibility with respect to such compliance and that the Board of Directors or its designated committee's approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications, or work comply with any law, code, regulation, or governmental requirement.
8. I understand that a decision by the Board of Directors is final.
9. The contractor is: _____
10. If approved within thirty (30) days, the work would start on or about _____ and would be completed by _____.
11. I have attached - Place a Check Mark Indicating Items that are Included (all could be included):
- ___ A). A detailed drawing (to scale) or blueprint of plans
 - ___ B). A copy of survey map. (Needed for fences and decks)
 - ___ C). A copy of the proposal from the contractor with a detailed description of the work to be performed with product information. (i.e. Brochures, tear sheets, proposal, pamphlet)
 - ___ D). **A copy of an insurance certificate from the contractor listing General Liability and Workers Compensation Insurance coverage in effect at this time.**

Homeowner Signature: _____

Return completed Variance Form via email to: chad@realtyperformancegroup.com

**Chad Fetterman
c/o Realty Performance Group, Inc.
470 Long Pond Road, Suite 230
Rochester, NY 14612**

Action Taken by Board of Directors

Date of Action: _____

_____ Approved as Requested

_____ Approved with the Following Exceptions:

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_____ **Disapproved Based on The Following:**

Signature of Board

Date

Any work not started on or before _____ is not approved and later construction must be subject to re-submittal to the committee.