**Architectural Guidelines Proposed Changes**

**Variances**

**NOW:**

CC&Rs Page 4 (k)

The Committee may allow reasonable variances and adjustments of these restrictions in order to overcome practical difficulties and prevent unnecessary hardship, provided such adjustment will not be potentially detrimental or injurious to the other property or improvements in the Subdivision.

Architectural Guidelines Page 15, 2.7 Variances (2.7.1)

Variances are defined, for purposes of this policy, as architectural improvements that are contrary to existing architectural policies or other governing documents and/or are projects of unusual size, shape, nature, or scope. Property owners may request a variance, but shall provide the Committee with the reason for their request. See Article III (k) of the CC&Rs for variance standards.

**Add to Architectural Guidelines:**

Add 2.7 Variances (2.7.3).

Most variances are temporary in nature, with the only exception being those that are granted for integral portions of new home construction or permanent construction additions to existing homes. All other variances, to include by not limited to: paint color, landscaping, storage sheds/outbuildings, greenhouses, gazebos/shade structures, or any other variance, shall be granted for a period not to exceed seven years, or upon change of ownership. At the expiration of any variance, a request for renewal may be submitted but is not guaranteed. All structures, landscaping, outbuildings, etc., that are not granted an extension, must be removed or altered to adhere to the Architectural Guidelines within 120 days of the renewal being denied.