

Meadowlands Condo Association
Common Area Variance And Owner Construction Request

Patios, Decks, Sun Rooms, Exterior Plantings, Any Alteration to Common Elements or Major Interior Alterations including electrical and plumbing alterations. All requests must be made before work commences.

1. Owners must provide a floor plan, drawing, sketch, architectural plan or brochure, pictures or other pertinent information submitted with this approval request. Describe in detail the exact work to be completed.
2. Requests/variances may be subject to the owner securing proper building permits from the City of Keene, if applicable. No construction can begin until a building permit is received.
3. All variances are granted on the express condition that any improvements/changes are to be maintained at the sole cost and expense of the unit owner. Maintenance includes repair of any damage to the common element as result of said improvements/changes. This provision shall bind all subsequent owners of the individual condo unit. If the maintenance is not performed, the association may perform it and charge the unit owner for all costs and expenses.
4. Any perennial plantings done on condominium property require a variance and approval by the Board of Directors. Approval, in writing, must be obtained from all neighbors who may be affected by the change.
5. Work may not start until it is approved by the Board. Requests are reviewed by the Board monthly at each scheduled meeting.
6. All contractors employed by a unit owner must be licensed and insured. They must have workers' compensation insurance, naming the unit owner as additional insured. A copy of the insurance certificate must be attached to the request form.

REQUEST _____
UNIT NUMBER _____ OWNER'S NAME _____ DATE _____

DESCRIPTION OF REVISION OR CHANGE (Attach additional information if necessary)

UNIT OWNER'S ACKNOWLEDGEMENT: I acknowledge reading the above and that I will be bound to all terms stated in the request/variance, as set down by the Meadowlands Board of Directors.

UNIT OWNER'S SIGNATURE/DATE

APPROVED BY THE BOARD _____ PRESIDENTS SIGNATURE & DATE