

General Variance 5.0 – Privacy Screen



Date Submitted to HOA: _____ Unit # _____

Owner: _____ Email: _____

Phone: _____

This General Variance 5.0 is pre-approved for new or replacement privacy screens based on the general conditions described below. For use of this general variance, the Owner shall initial each of the below general conditions to verify compliance. If the Owner agrees and initials all conditions, the completed general variance form shall be submitted to the office prior to starting installation. No other preconstruction approvals from GHBR are required.

Please read and initial the following general conditions:

_____ I understand that this General Variance is for replacing or constructing a new Privacy Screen, as described herein, which has been pre-approved by the board. Any changes to the general design or details provided herein or other exterior work must be submitted to the board for approval.

_____ I understand that the length of the privacy screen cannot exceed 12 feet from the original back building wall (excluding storage room, see drawing) or from the original back wall to the setback line, whichever is shorter.

_____ I understand that the privacy screen cannot exceed 5 feet in height.

_____ I understand that I cannot impede my neighbor's property or view and that I have discussed the proposed privacy screen with the neighbor and have attached documentation that they do not oppose construction of the wall.

_____ I understand that the Privacy Screen must comply with all city, county, and state building codes and regulations, it is the responsibility of the owner/contractor to obtain all necessary permits/approval prior to work beginning.

_____ I understand that only the specific work approved by the board may be done. Any job changes/modifications to the original approval must also be submitted to the board for additional approval.

_____ All work must be completed within 6 months of general variance submittal. The GHBR office must be notified before the work begins and also when the work is completed.

_____ Construction which results in movement of sprinkler lines, electrical lines or drainage lines, are subject to changes by the association. All necessary lines must be moved prior to implementation of variance and all fees paid in advance.

_____ I will call 811 to have all utilities marked before any digging.

_____ The privacy screen color shall be white for non-Grand Island homes and shall be Gulf Highlands Brown for Grand Island homes.

_____ I am the owner of the unit submitting the proposed general variance. Deviations from this general variance may result in disciplinary action in accordance with Gulf Highlands governing documents and rules, including failure to obtain a clear estoppel upon sale.

Homeowner's Signature

Date

Neighbor's Consent

The below shall be signed by the neighbor(s) or as an option, other similar documentation from the neighbor shall be provided.

Neighbor _____ (unit number) – I have no objections to the proposed privacy screen located at the unit identified above.

Printed Name

Neighbor's Signature

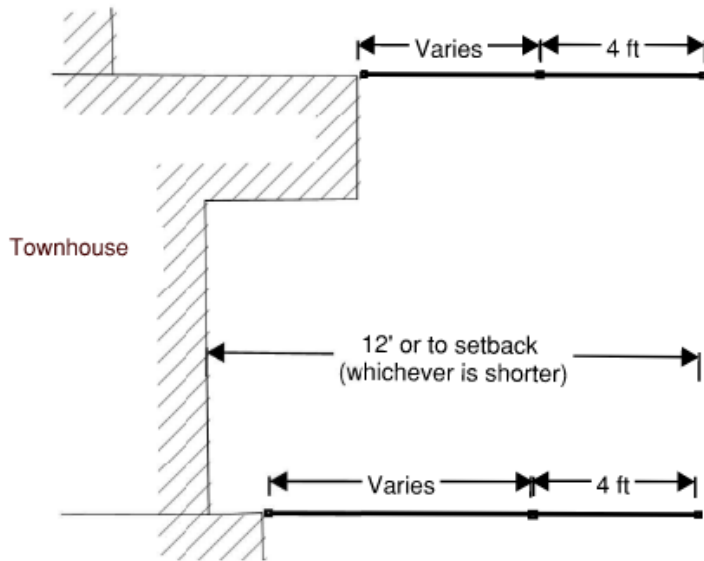
Date

Neighbor _____ (unit number) – I have no objections to the proposed privacy screen located at the unit identified above.

Printed Name

Neighbor's Signature

Date



Plan View
NTS

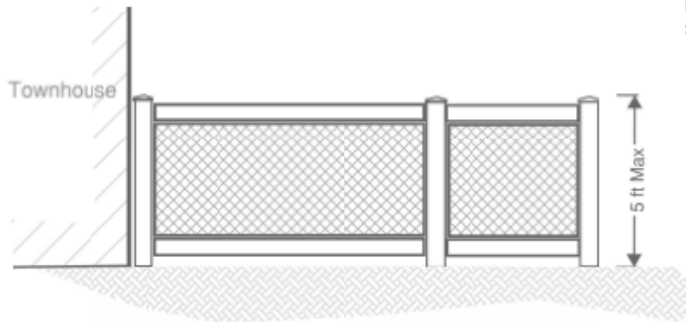
Setback Requirements

Back Yard Common with Owner	5ft
Back Yard Common with HOA	2 ft

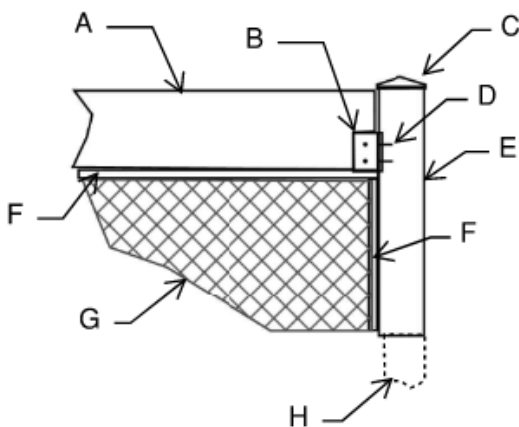
Notes:

1.) The last section of the privacy screen shall be 4 ft or as an option the mid post can be centered.

2.) The post installation may vary based on site specific conditions. Post in the ground shall be at least 2 ft deep and backfilled with concrete around post. The post shall be installed to provide a sturdy screen.



Elevation
NTS



Detail
NTS

ITEM	DESCRIPTION
A	2" x 6" Vinyl Fence Board (Freedom model # 73012399)
B	Vinyl Fence Bracket (Veranda Model # 116058)
C	4" x 4" Post Cap (Veranda Model # 73012417)
D	SS Fence Screws (Veranda Model # 73003464)
E	4" x 4" Vinyl Square Fence Post (Veranda model # 73010699)
F	Vinyl Lattice Cap Molding (Veranda model # 73004058)
G	Privacy Diamond Vinyl Lattice (Veranda model # 73004042)
H	4" x 4" Pressure Treated Post

Note: Model numbers provided are for your convenience and to identify the quality of material. Equal products from different manufacturer's can be used.

GENERAL VARIANCE PRIVACY SCREEN