

**SPYGLASS ESTATES
REQUEST FOR APPROVAL OF ARCHITECTURAL CHANGE OR VARIANCE**

Name: _____ Lot # _____

Address: _____ Phone # _____

City/State/Zip Code: _____

Description of Architectural Change Request in detail including type of materials to be used, colors, finishing, etc. (use additional sheets and drawings as necessary):

Work to be performed by & contact information: _____

Projected or estimated completion date of improvement/Variance once it has been approved by the Architectural Committee: _____

Submit to: **Spyglass Estates HOA**
c/o A.S. & A. Property Management
3802 N. 53rd Avenue, Suite 140
Phoenix, AZ 85031

The Homeowner is referred to Sections 2 (Use Restrictions) and 4 (Architectural Committee) in the Declaration of Covenants, Conditions and Restrictions (CC&R's) for Spyglass Estates Homeowners Association. Sections 2 & 4 detail the uses, setback requirements, tree removal restrictions, architectural process, etc. By submitting this request, the Homeowner is acknowledging that they have read the sections in their entirety and will comply with all guidelines, restrictions, requests and processes presented in the CC&R's. Homeowner also agrees to comply with all city, county and state laws, and to obtain all necessary permits. **Homeowner also agrees that all improvements must be started, if approval is granted, within 12 months of the approval or this approval will expire and must be resubmitted.**

As it relates to artificial grass: All the natural grass that is currently in the front yard of the stated residence is to be replaced with artificial grass (same curbing/edges as before). The same percentage of green lawn will be retained. The grass will be maintained and will always be at a pristine and consistent appearance of well-groom, natural grass. The warranty on the higher quality material is 16 years. The Homeowner agrees to maintain the improvement if approved by the Board of Directors and the Architectural Control Committee. If, in the view of the Board of Directors, the improvement is not being maintained, the Homeowner Association has the right to remove or maintain the improvement, with the Homeowner bearing all costs thereof.

If a Variance is requested, Homeowner may be required by the Architectural Committee to obtain written evidence that owners of adjacent properties approve of the request for the Variance.

Is a Variance from the CC&R's being requested by the Homeowner: Yes _____ No _____

Have adjacent properties approved of the Variance: Yes _____ No _____
(If Yes, please provide written proof of approval with this submission).

If Yes on each, please describe the Variance in detail:

Signature of Lot/Unit Owner

Date

The above-described Architectural Change Request is approved by the Architectural Committee & Board of Directors:

Yes _____ No _____ Yes, with the following conditions _____

The above-described Variance is approved by the Architectural Committee & Board of Directors:

Yes _____ No _____ Yes, with the following conditions _____

If Yes, with the following conditions (ACR or Variance):

Date

Board of Directors

Date

Inspected by