



Sterchi Hills Planning Committee (PC)

Sterchi Hills HOA ARCHITECTURAL VARIANCE REQUEST FORM

This is your application for review by the Architectural Planning Committee (PC) of a proposed improvement to your property. Please read it carefully. The PC will review your information and approve or deny your request as quickly as possible. You are not authorized to make any changes to the home or lot until approval has been granted. In the event the PC fails to approve or disapprove your request within fifteen (15) days after submittal, said plans shall be deemed disapproved.

The following is the excerpt from the governing documents for the neighborhood requiring the submittal of plans and specifications. Please review it in its entirety.

Restated and Amended Declaration of Restrictions Sterchi Hills, Unit III, Section 27: “For the purpose of further insuring the development of said land as a residential area of highest quality and standards, and in order that all improvements on each building lot shall present an attractive and pleasing appearance from all sides and from all points of view, the PC has the exclusive power and discretion to control and approve all of the building, structures, and other improvements on each building lot in the manner and to the extent set forth herein. No residence or other building and no fence, walls, utility yard, driveway, swimming pool or other structure or improvement, regardless of size or purpose, whether attached or detached from the main residence, shall be commenced, placed, erected, or allowed to remain on any building lot, nor shall any addition to or exterior change or alteration thereto be made, unless and until building plans and specifications covering the same showing the nature, kind, shape, height, size, materials, floor plans, exterior color schemes with paint samples, location and orientation of onsite sewage and water facilities, and such other information as the PC shall require, including, if so required, plans for the grading and landscaping of the building lot showing any changes proposed to be made in elevation or surface contours of the land, have been submitted to and approved in writing by the PC, and until a copy of all such plans and specifications, as finally approved by the PC have been lodged permanently with the PC. The PC shall have the absolute and exclusive right to refuse to approve any such building plans and specifications and lot grading and landscaping plans which are not suitable or desirable in its determination for any reason, including purely esthetic reasons. In passing upon such building plans and specifications and lot-grading and landscaping plans, the PC may take into consideration the suitability and desirability of the proposed construction and of the materials of which the same are proposed to be built to the building lot upon which it is proposed to erect the same, the quality of the proposed workmanship and materials, and the harmony of external design with the surrounding neighborhood and existing structures therein, and the effect and appearance of such construction as viewed from neighboring properties.”

Fennell Property Management, Inc.

P O Box 34009 Knoxville, TN 37930 Phone (865) 803-6413 Fax (865)-244-3659



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PLEASE SUBMIT TO:

Fennell Property Management, Inc.
PO BOX 34009
KNOXVILLE, TN 37930

via email: hank@fennellpm.com
via fax: 865-244-3659

DATE SUBMITTED _____ DATE RECEIVED _____

NAME _____

STREET ADDRESS WHERE CHANGES ARE BEING MADE

CITY _____ STATE _____ ZIP _____

PHONE (H) _____ (C) _____

PLEASE CHECK BELOW ANY ALL THAT APPLY

TYPE OF REQUEST

- NEW CONSTRUCTION
- MAINTENANCE OR REPLACEMENT

STRUCTURE

- FENCE OR WALL
- OUT BUILDING OR NON-ATTACHED STRUCTURE
- ADDITION
- DRIVEWAY
- SWIMMING POOL
- HARDSCAPE
- ANY ATTACHMENTS TO HOUSE
- OTHER EXTERIOR MAINTENANCE

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PLEASE EXPLAIN PROJECT BELOW

PROJECT

PROJECTED START DATE _____

PROJECTED FINISH DATE _____

WORK TO BE PERFORMED BY _____

DESCRIPTION

Please include a copy of the plat or site plan of your lot showing the exact location, height/square-footage of the improvements, existing structures and property lines and a complete list of construction materials and construction drawing/plans.

Agreement:

I, as homeowner, certify that all pieces of information provided to the PC as a part of this proposal are true and correct. I understand that they are bound to the rules and standards that have been set by the Committee and the governing documents of the neighborhood, and no work will be completed until the PC has granted approval. If any change or improvement is made without approval, the Committee has the right to tell the homeowner to remove the change or improvement.

This project, as well as any future maintenance or upkeep related to the approved improvements, will be completed at my expense. I am liable for any damage or injury done to my or any property, both now and in the future, that is in any way related to said improvements. This includes any damage or injury caused by contractors, their workers or agents, and anyone else who may be involved with these improvements.

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All work will be performed at a time and in a manner to minimize interference and inconvenience to other unit owners. All work will be done expeditiously once commended and will be done in a good workman-like manner.

I acknowledge that I have obtained any and all applicable permits needed to undertake these improvements and that these improvements comply with any and all laws, rules, and regulations of any applicable governing body.

Additionally, I have reviewed the governing documents for the Sterchi Hills HOA and agree with the requirements as set forth therein for proposing these changes.

If I receive approval and would like to make any changes to the approved plans after they are approved, I will not make those changes until I have proposed them to the PC for further review and approval. Additionally, no work or commitment of work will be made by me until I have received written approval from the Association.

Homeowners Signature(s)

X _____

X _____

Date received by Fennell Property Management _____

Date received by Planning Committee _____

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