

Variance Procedure for Owners

Lake Breeze Condominiums

1. Owner obtains a variance form from Kenrick Corporation
2. Owner obtains a proposal/estimate/quote from fully insured contractor
3. Owner completes the variance form including:
 - a. Full description of modification including style, color, materials
 - b. Contractor's name & contact information
 - c. On 2nd page of variance, check boxes for all that apply regarding drawing/plans, proposal/estimate/quote including brochure, pamphlet, tear sheet showing style, color, material
 - d. **Include general liability and workers' compensation insurance certificates for contractor. The certificate holder should be listed in the name of the homeowner, and the homeowner should be listed as additionally insured in the description of operations box. WORKERS COMPENSATION IS REQUIRED.**
4. Owner signs the variance
5. Submit variance, proposal/estimate/quote, & insurance certificates to Kenrick Corporation office.
6. Once the variance & all required documents are received, Kenrick Corporation will submit variance to Board of Managers for review. The Board has up to 30 days to review and make a decision.
7. Once a decision is made & the variance is signed by the Board of Managers the owner will be notified of the Board's decision.
8. Work is to be completed within 30 days of the approved variance. If this is not possible, due to ordering product or weather, the owner must note this in the variance or to Kenrick Corporation with an explanation (i.e. product must be ordered, weather, etc....)

Property Management office:

Kenrick Corporation
3495 Winton Place, D-4
Rochester, NY 14623
585-424-1540
www.kenrickfirst.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/07/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Organization Name Street Address City	CONTACT NAME: PHONE (A/C, No, Ext):	FAX (A/C, No):
		E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	
INSURER A : XXX Insurance Company		NAIC # XXXXX	
INSURED	Organization Name and address	INSURER B : XXX Insurance Company	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES		CERTIFICATE NUMBER: 2020 Liab		REVISION NUMBER:				
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.								
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	Y	MPU7668K	07/31/2020	07/31/2021	EACH OCCURRENCE	\$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000	
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:					MEG EXP (Any one person)	\$ 10,000	
A	AUTOMOBILE LIABILITY	MPU7668K	07/31/2020	07/31/2021	PERSONAL & ADV INJURY	\$ 1,000,000		
	ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY				GENERAL AGGREGATE	\$ 2,000,000		
	SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY				PRODUCTS - COMP/OP AGG	\$ 2,000,000		
	UMBRELLA LIAB	MPU7668K	07/31/2020	07/31/2021	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000		
	EXCESS LIAB				BODILY INJURY (Per person)	\$		
	DED <input type="checkbox"/> RETENTION \$				BODILY INJURY (Per accident)	\$		
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y / N N / A	WCU7668	07/31/2020	07/31/2021	EACH OCCURRENCE	\$	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below					AGGREGATE	\$	
						PER STATUTE	OTHER	
	E.L. EACH ACCIDENT	\$ 100,000						
	E.L. DISEASE - EA EMPLOYEE	\$ 100,000						
	E.L. DISEASE - POLICY LIMIT	\$ 500,000						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

THIS IS AN EXAMPLE

Please add the following wording to the description of operations:

The homeowner is listed as additional insured

CERTIFICATE HOLDER

CANCELLATION

Homeowner Name
Association Street Address
City, State, Zip

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Lake Breeze Condominiums Variance Request Form

Homeowner: _____

Address: _____

City/State/Zip _____

Phone(s) H: _____ W: _____

E-Mail: _____

Date Submitted _____ Date Received by BOM _____

In accordance with Lake Breeze covenants, easements, charges, and liens ("declaration") and the condominium rules and regulations. I request your consent to make the following changes, alterations, renovations, additions and/or removals to my unit: _____

Is this an amendment to a previous request? _____ If yes, approximate date of previous request: _____ I understand that under the declaration, by-laws and the rules and regulations, the board will act on this request and provide me with a written response of their decision. I further understand and agree to the following provisions:

1. No work or commitment of work will be made by me until I have received written approval from the association.
2. All work will be done at my expense and all future upkeep will remain at my expense or future homeowner's expense.
3. All work will be done expeditiously once commenced and will be done in a good workman-like manner by myself or a contractor.
4. All work will be performed at a time and in a manner to minimize interference and inconvenience to other unit owners.
5. I assume all liability and will be responsible for all damage and/or injury which may result from performance of this work.
6. I will be responsible for the conduct of all persons, agents, contractors, and employees who are connected with this work.
7. I will be responsible for complying with, and will comply with, all applicable federal, state, and local laws; codes; regulations; and requirements in connection with this work, and I will obtain any necessary governmental permits and approvals for the work. I understand and agree that Lake Breeze Condominiums, its Board of Managers, its agent and the committee have no responsibility with respect to such compliance and that the Board of Managers or its designated committee's approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications, or work comply with any law, code, regulation, or governmental requirement.
8. I understand that a decision by the committee is not final and that the Board of Managers may reverse or modify a decision by the committee upon the written application of any owner made to the Board of Managers within thirty (30) days after the committee makes its decision.

9. The contractor is: _____

10. If approved within thirty (30) days, the work would start on or about _____
and would be completed by _____.

11. I have attached:

Please Include All Items and Place a Check Mark Indicating Which Items are Included

- A) A detailed drawing (to scale) or blueprint of my plans
- B) A copy of my survey map. (Needed for fences and decks)
- C) A copy of the proposal from the contractor with a detailed description of the work to be performed with product information. ie: brochures, cut sheets.
- D) **A copy of an insurance certificate from my contractor listing General Liability and Workers Compensation Insurance coverage in effect at this time.**

Signature:

Date

Return completed Variance Form to Kenrick Corporation, 3495 Winton Place, D-4, Rochester, NY 14623 or email to variances@kenrickfirst.com

Action Taken by Board President or Architectural Committee

Date of Action:

Approved as Requested

Approved with the Following Exceptions:

Disapproved Based on The Following:

Board President or Committee Chairman

Any work not started on or before _____ is not approved and later construction must be subject to re-submittal to the Board of Managers.

This change and the maintenance thereof will not become the financial responsibility of the Homeowner.

If the CONDO assumes costs, state amount and explain reason: