



REGENCY TOWNHOME
HOMEOWNERS ASSOCIATION, INC.

Architectural / Landscaping Change Request Form

Date: _____ Phone _____

Name: _____

Address: _____

Please submit a complete set of plans with this application. You may not commence work on your proposed improvement or addition until you have received the approval to proceed. Applications will not be considered for approval if monthly association dues are not current.

I hereby request approval of the following improvements:

(Describe the proposed improvements and attach plans, showing type, style, quality, dimension, materials, color, and location.)

Please be advised that Regency Homeowners Association will not be responsible for any change/damage to common area, sprinkler system, or drainage and that any repairs will be at the expense of the Homeowner.

To be constructed by: _____

Proposed date of Construction: _____

I understand approval does not relieve me of the responsibility for obtaining any and all necessary building permits, variances, and/or observing all local zoning ordinances, if applicable. I understand that approval does not constitute approval of the City of Omaha (in whose zoning authority we reside), Douglas County, or the State of Nebraska and that any work that I undertake may require the approval



of one or more of these entities. All improvements must be on my property or property lines. If any portion of the Association’s property is disturbed or damaged by either myself or my contractor, I agree to be responsible for and to restore the common elements to their original condition(s).

No approval of the Board of Directors is intended or should be construed to provide any representation or certification that the proposed plans, specifications, design, construction, engineering, modifications or alternation is structurally sound, properly engineered, geophysical appropriate, legally or safely constructed or built according to the applicable building code or land use laws and regulations. Neither the Board of Directors, nor any member thereof, or the Association shall be liable to any owner, occupant, or other person for any damage or loss suffered or claimed as a result of the construction, existence, or, failure of the modification, or for any other claim, demand, suit or action attributable to or associated with the modification. If approved by the Board of Directors, I agree to make the changes under these terms and conditions.

Signature of Homeowner: _____

***** DO NOT WRITE BELOW THIS LINE*****

Comments:

Board Signature: _____

APPROVED DENIED MORE INFORMATION NEEDED

Please fax, mail, or e-mail request to:

P.J. Morgan Real Estate

7801 Wakeley Plaza

Omaha, NE 68114

402-397-7775 (Office)

402-397-6065 (Fax)

ejuszyk@pjmorgan.com

kbrookhouser@pjmorgan.com