

# Anchor Pointe Villas

## Architectural/Landscaping Change Request Form

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_

**Please fax, email or mail requests to Cara Woosley([cwoosley@pjmorgan.com](mailto:cwoosley@pjmorgan.com)) at PJ Morgan Real Estate. Submit a complete set of plans, including a City of Omaha building permit if required\*, and a site map/plan with this application. You may not commence work on your proposed improvement or addition until you have received the approval to proceed.**

I hereby request approval of the following improvements to lot/home (Describe the proposed improvements and attach plans, showing type, style, quality, dimensions, materials, color and location.):

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Will you require a permit in order to complete the improvement?  Yes  No

Contractor name: \_\_\_\_\_

Proposed date of construction: \_\_\_\_\_

Signature of Homeowner: \_\_\_\_\_

**Please be advised that Anchor Pointe Villa Association will not be responsible for any damages that occur from the proposed improvement.**

**\*\*\*Do not write below this line\*\*\***

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**Board of Directors:**

**Approved**

**Denied**

**More information needed**

**Comments:** \_\_\_\_\_

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This proposed project requires a Building Permit from the City of Omaha and a copy is to be provided to the board prior to construction  Yes  No

Authorized Signature: \_\_\_\_\_

Date: \_\_\_\_\_

\*Refer to the City of Omaha Website for information regarding Building Permits  
<https://permits.cityofomaha.org/frequently-asked-questions>

## Declarants Disclaimer

As the Declarant of the community, it is our responsibility to assure the integrity of the community is maintained. The plan or improvement approval has satisfactorily met the general construction guidelines and covenants outlined by Boyer Young Development. The approval expires in 6 months from today's date.

This approval is limited strictly to confirmation that the submitted plan or improvement meets the construction guidelines for the community. This approval does **NOT**:

- Meet or satisfy local, state, or federal jurisdictional requirements. i.e. permits, inspections or surveys
- Determine lot lines or ensure your improvement is within your lot
- Approve any improvement outside of your lot
- Determine if your improvements are within pre-established easements
- Approve for the improvements to be completed within the pre-established easements
- Approve previously completed improvements
- Act as a Notice to Proceed – all work for improvements requested prior to closing or escrow completion must follow your builder agreement
- Allow any work or dumping of materials on neighboring lots, outlots, entrances, amenities, or vacant lots
- Supersede established covenants, articles, or by-laws.
- Allow any change of grade to cause water to move in a manner not consistent with the engineers pre-established drainage plan or on to any neighboring property
- Allow or agree to supply any dirt materials
- Allow or agree to stockpile or dispose of dirt materials onto any lot
- Allow the removal of any trees, shrubs, or landscaping unless specifically approved.
- Allow for field adjustments that change the integrity of the approval