

Torrey Pines Home Owners Association
P.O. Box 540913
Omaha, NE 68154
May 16, 2005

Current Resident
15125 Taylor Street
Omaha, NE 68116

Dear Resident

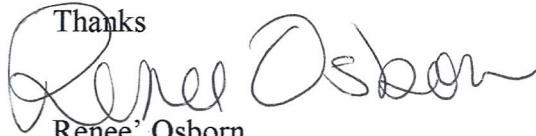
First, we would like to welcome you to the Torrey Pines Neighborhood. We hope that you will enjoy the area and the community.

Second, we have noticed an item that we wish either you or your builder would cleanup. After the grass was laid, a large amount of trash was placed on the open lot behind you. We are asking that either you or your builder clean up this area. It makes it very hard to mow and trashes out the neighborhood.

Just to let you know that on Saturday May 21st we are having a neighborhood clean up day and two dumpsters will be provided. They will be located on the corner of Sprague and 152nd and Taylor at 154th Circle.

If you feel that you can't accommodate this request, please contact me so we can work together to resolve the issue.

Thanks



Renee Osborn
President – Home owner Association
493-2539

Torrey Pines Home Owners Association
P.O. Box
Omaha, NE
May 11, 2004

Mark Daly
4011 N 152nd Circle
Omaha, NE, 68116

Dear Homeowner,

Thank you so much for removing the wire fence at the front of your yard, however the back fence has not been removed. You have been given more then one year to fix the problem, therefore we are asking that you remove the section that is left by 5/22/04. Failure to do so can include a lean being placed against your home or legal action.

According to the covenants set forth for the Torrey Pines subdivision, you are currently in violation of Article 1 - 11. This article states "No fence shall be permitted to extend beyond the front line of a main residential structure. No hedges or mass planted shrubs shall be permitted more than ten (10) feet in front of the front building line. Unless other materials are specifically approved in writing by Declarant, fences shall only be composed of wood or wrought iron. No fence shall be of the chain link or wire type. No fences or walls shall exceed a height of six (6) feet."

If you need a copy of the covenants, please contact a board member or visit our web site at www.torreypinesomaha.com.

Thanks

Renee Osborn
Home Owners Association
493-2539

Torrey Pines Home Owners Association
P.O. Box 540913
Omaha, NE 68154
May 20, 2005

Kerri Allender
4023 N 152nd Ave
Omaha, NE 68116

Dear Resident

According to the covenants set forth for the Torrey Pines subdivision, you are currently in violation of Article 1 - 5. This article states "No business activities of any kind whatsoever shall be conducted on any lot; nor shall the premises be used in any way for any purpose which may endanger the health or unreasonably disturb the owners or owners of any lot or any resident thereof, etc". Please see the entire article via the web site at www.torreypinesomaha.com.

We are asking that you have the above stated violation (stop running a business from inside the home) accomplished by 5/30/05. Please note that failure to comply will result in a **fine** or other **legal** action being taken.

If you need a copy of the covenants, please contact a board member or visit our web site at www.torreypinesomaha.com. If you have any questions, please contact me at the number below.

Thanks

Renee' Osborn
President – Home owner association
493-2539

Torrey Pines Home Owners Association
P.O. Box 540913
Omaha, NE 68154
May 8, 2005

Kerri Allender
4023 N 152nd Ave
Omaha, NE 68116

Dear Resident

According to the covenants set forth for the Torrey Pines subdivision, you are currently in violation of Article 1 - 5. This article states "No business activities of any kind whatsoever shall be conducted on any lot; nor shall the premises be used in any way for any purpose which may endanger the health or unreasonably disturb the owners or owners of any lot or any resident thereof, etc". Please see the entire article via the web site at www.torreypinesomaha.com.

We are asking that you have the above stated violation (business activities stopped) by 5/19/05. Please note that if the violation is not corrected by the given date, more stringent measures will be implemented.

If you need a copy of the covenants, please contact a board member or visit our web site at www.torreypinesomaha.com. If you have any questions, please contact me at the number below.

Thanks

Renee' Osborn
President - Home owner association
493-2539

Renee Osborn

From: keith schmidt [kjschmidty@cox.net]
Sent: Thursday, April 14, 2005 8:59 PM
To: Renee Osborn
Subject: Re: Neighborhood Meeting

----- Original Message -----

From: Renee Osborn
To: 'keith schmidt' ; renee.osborn@torreypinesomaha.com
Sent: Thursday, April 14, 2005 7:55 PM
Subject: RE: Neighborhood Meeting

Keith, I will try to answer your questions.

The people on the Torrey Pines Sid got a closer look at Graves plans the other day. I will see if they can get the plans to bring to the meeting. Even if we have the plans would you like to see Graves represented?

If they can bring the plans and discuss what type of development this is going to be, no need to have a rep from Graves attend our meeting.

For the home that is dumping, are you talking about the yellow house on the corner? Help me out a little and I will contact those people. You are correct, if people dump, then it makes it very hard to mow.

Yep, that's the house. The yellow house without a construction dumpster.

The house on 152nd Ave is the second one on the East side of the street? If so, we have contacted the city and they came out to check out the situation. As far as they could tell, there was nothing going on that would make them believe there was a business. People left in the morning and came home at night. The vehicle that came and went was in the owner's name. Have you seen things lately that would lead you to believe they are running a business?

The city has this turned around - people come to the house in the morning and leave normally around 4:30 -5:00. There is an employee who comes in the morning and parks her car in the street. My wife stopped to talk with a former employee and she said she doesn't live there but was the administrative assistant for the owner. No one stays at this house overnight. I live diagonally from this house and we can see the comings and goings pretty plain. The owner has moved a whole bunch of stuff into that house and must use it for storage too. Perhaps the city should confront the owner and ask what's going on if they really want to enforce the zoning regulations. There is a limo parked sideways in the garage. It would just be nice to have a regular neighbor instead of someone who uses a house like a commercial facility to circumvent the zoning regulations.

Thanks for listening to me vent some of my frustrations.

-
 Thanks
 Renee'

-----Original Message-----

From: keith schmidt [mailto:kjschmidty@cox.net]
Sent: Thursday, April 14, 2005 6:33 PM
To: renee.osborn@torreypinesomaha.com
Subject: Neighborhood Meeting

4/24/2005

Renee - just a couple of things for your consideration/information:

I was wondering if it would be possible to have a representative of Graves Development at our next meeting to show us their plans for the town homes or at least explain how they are going to get 18 town homes and a small office on this parcel of land. I am somewhat concerned about the type of facility they plan to build and who they will target for marketing these units.

Also, I noticed that the individual with the "build your own home" on the southeast corner of 152 and Taylor dumped the surplus concrete on the lot across the street from them. You have done an excellent job of keeping our vacant lots clean and now we have this situation. Perhaps someone should ask them to clean up their mess so the lot can be mowed easier.

Any info on the "running a business" from the neighborhood issue on 152nd ave?

That's about it. Thanks for doing such a good job. It's much appreciated.

Keith Schmidt

4/24/2005

Torrey Pines Home Owners Association
P.O. Box 540913
Omaha, NE 68154
April 24, 2005

William Batchelder
15211 Taylor Street
Omaha, NE 68116

Dear Resident

Summer has arrived and we would like to know your plans for the deck. If you could provide us with the time line and dimensions of the deck, it would be greatly appreciated. Could you please have this information back to us by May 5th. Please mail your information to the P.O. Box above.

If you have any questions, please contact me.

Thanks
Renee Osborn
Home Owners Association
493-2539

Torrey Pines Home Owners Association
P.O. Box 540913
Omaha, NE 68154
March 16, 2005

Current Resident
4312 153rd Street
Omaha, NE 68116

Dear Resident

According to the covenants set forth for the Torrey Pines subdivision, you are currently in violation of Article 1 - 5. This article states "No advertising signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any lot, etc". Please see the entire article via the web site at www.torreypinesomaha.com.

We are asking that you have the above stated violation (video sign) removed by 3/25/05.

If you need a copy of the covenants, please contact a board member or visit our web site at www.torreypinesomaha.com.

Thanks

Renee' Osborn
President – Home owner association
493-2539

614-9100

Called 6:00 on 1/4/05

Renee Osborn

From: Thomas Mann [Administrator@DancesportShoes.com]
Sent: Saturday, January 01, 2005 12:03 PM
To: Renee Osborn
Subject: Re: Covenants Question

444-5350
30mins
444-3426
called 1/4/05

When we built, we were told we needed to maintain a clearance from the street of 45 feet (35 feet plus 10 feet right of way), 7 feet to the side lot and either 35 or 40 feet from the back lot line.

City Reg

The 7 foot clearance had a lot to do with our lot selection because we were building a ranch design.

The home on lot 116 is in clear violation of the 7 foot rule. → Halley interprets (Construction)
Our builder had to submit a plan showing the placement of the home on the lot for approval prior to staking.
I am now wondering if this builder followed this procedure.

I am sure that GDR could help in finding these requirements since they performed this function prior to the HOA being formed.

In any case, I do not see in the minutes of the HOA where the board signed off on this plan.
This is another case where the homeowner is also the builder as was the case on lot 117.

This allowance for setback and side clearance was what drew us to Torrey Pines.
We did not want to build in an area where you could jump from rooftop to rooftop, such as it appears in the development to the north.

Thane
Denn Halley - (933-4939)

T Mann

----- Original Message -----

From: Renee Osborn
To: 'Thomas Mann'
Sent: Saturday, January 01, 2005 8:35 AM
Subject: RE: Covenants Question

Thomas,

I need some help. I also could not find the 7 feet requirement in the covenants. Do you think that you heard this from your builder? I could check with the city on their regulations. Let me know your thoughts.

Renee'

-----Original Message-----

From: Thomas Mann [mailto:Administrator@DancesportShoes.com]
Sent: Thursday, December 30, 2004 8:07 AM
To: renee.osborn@torreypinesomaha.com
Subject: Covenants Question

Good Morning Renee,

Although I do not find it in the Covenants online, my understanding is that there is a required minimum of 7 feet between a home and the property line to the side adjoining another home on the same street.

My question to you is who signed off on the home plan being built on lot 116 (15203 Taylor?)
It measures 52 inches from the foundation to the lot line.
I looked in the minutes and I do not see where the HOA has approved this one.

1/3/2005

Torrey Pines Home Owners Association
P.O. Box 540913
Omaha, NE 68154
March 7, 2005

Current Resident
4015 N 150th Street
Omaha, NE 68116

~~Dear Resident~~

We wanted to let you know that the Torrey Pines subdivision has covenants that do not allow trailers to be parked within the subdivision. This article (1 – 8) states “No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck, aircraft, caper truck or similar chattel shall be maintained or stored on any part of a lot for more than twenty (20) days within the calendar year, etc”. Please see the entire article via the web site at www.torreypinesomaha.com.

Therefore we are asking that you respect the covenants. If you need a copy of the covenants, please contact a board member or visit our web site at www.torreypinesomaha.com.

Thanks



Renee' Osborn
President – Home owner association
493-2539

Torrey Pines Home Owners Association
P.O. Box 540913
Omaha, NE 68154
March 7, 2005

4015 N 150th Street
Omaha, NE 68116

Dear Resident

We wanted to let you know that the Torrey Pines subdivision has covenants that do not allow trailers to be parked within the subdivision. This article (1 – 8) states “No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck, aircraft, caper truck or similar chattel shall be maintained or stored on any part of a lot for more than twenty (20) days within the calendar year, etc”. Please see the entire article via the web site at www.torreypinesomaha.com.

Therefore we are asking that you respect the covenants. If you need a copy of the covenants, please contact a board member or visit our web site at www.torreypinesomaha.com.

Thanks

Renee' Osborn
President – Home owner association
493-2539

Torrey Pines Home Owners Association
P.O. Box 540913
Omaha, NE 68154
January 20, 2005

Mr. & Mrs. Craig
15004 Sprague Street
Omaha, NE 68116

Dear Resident

According to the covenants set forth for the Torrey Pines subdivision, you are currently in violation of Article 1 - 8. This article states "No boat, camper, trailer, auto-drawn or mounted trailer of any kind, mobile home, truck, aircraft, caper truck or similar chattel shall be maintained or stored on any part of a lot for more then twenty (20) days within the calendar year. No motor vehicle may be parked or stored outside on any lot, except vehicles driven on a regular basis by the occupants of the dwelling located on such lot, etc". Please see the entire article via the web site at www.torreypinesomaha.com.

We are asking that you have the above stated violation (Red Truck) moved off the street by 2/07/05. The board would be satisfied if the truck was moved into the driveway allowing the County snow plows to clean our street. Please note that if the violation is not corrected by the given date, more stringent measures will be implemented.

If you need a copy of the covenants, please contact a board member or visit our web site at www.torreypinesomaha.com.

Thanks

Renee' Osborn
President - Home owner association
493-2539