



December 7, 2020

Dear Torrey Pines Homeowners:

As you are aware PJ Morgan Real Estate has recently partnered with Torrey Pines, as part of our contract we will be assisting the Board of Directors with Covenant enforcement. We will be monitoring the neighborhood on a regular basis, verifying that all Covenants are being adhered to. The Covenants can be found on the association website, www.torreypinesomaha.com. We highly encourage you to read over the Covenants and become familiar with them. If you have any questions on them please let us know.

Some of the most common Covenant violations are; trash containers being stored outside on days other than pick up days, signs other than one “for sale” sign, and boats, motorcycles, campers and trailers being stored for more than 20 days. These are just some examples. Please make sure that you are adhering to the Covenants as notice of violations will be sent to any violators. The homeowners will receive notification via email/letter so that you have the chance to make any necessary corrections.

Additionally, Torrey Pines Homeowners association has adopted a new process for exterior improvements. As required in the Covenants, if you are planning any changes, modifications, landscaping additions or changes to but not limited to exterior painting, deck additions or improvements, fence installations or improvements or swimming pool installations you will need pre-approval. Previously those requests came to the Board in an email request. I have attached a copy of the form that will now be required when submitting a request for exterior improvements, the form can also be found on the association website, www.torreypinesomaha.com.

If you have any concerns or questions feel free to contact me at ekrolikowski@pjmorgan.com or at 402.397.7775

Sincerely,

Beth Krolikowski
Property Manager
402-609-4645

ekrolikowski@pjmorgan.com
pjmorgan.com/team-member/beth-krolikowski/



Torrey Pines Association

Architectural/Landscaping Change Request Form

Name: _____ Phone: _____ Date: _____
Address: _____

Please fax, email or mail requests to Beth Krolikowski at PJ Morgan Real Estate. Submit a complete set of plans, including a City of Omaha building permit*, 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.):

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 Torrey Pines Association will not be responsible for any damages that occur from the proposed improvement.

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

Board of Directors:

Approved

Denied

More information needed

Comments: _____

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>