**RIVERVIEW SHORES HOMEOWNERS ASSOCIATION, INC.**

**Application for construction approval – New structure or improvement**

Lot Owner Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Email:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lot #: \_\_\_\_\_\_ Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_New Structure:\_\_\_\_\_ Improvement:\_\_\_\_\_

Description: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Color of structure: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Square Footage:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Contractors Name & Phone #:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

An $800.00 deposit is required by the Lake Association to be paid by the **lot owner**.

Fines: Your $800.00 will be subject to the following fines:

 1st warning - no fine 2nd warning – ½ of $800 deposit 3rd warning - No deposit returned

Below are the requirements that must be followed to avoid a fine:

Trash: A U-Fill-It or Rolloff is required at your construction site. This must be covered in the event of a

 high wind to prevent garbage from blowing out of the container.

Porta pot: is required for your construction site.

Concrete trucks: washout should be contained to your lot, not on the road or in the road ditch.

Construction workers: cannot use the lake property for any type of recreational activity if lot owner

 is not present. Their dogs are not allowed.

Front gate: provide the current gate code to your construction workers & explain that it opens slowly

 from the South side when leaving. We do not want anyone tampering with the control panel.

Speed limit: for the entire lake property is 25 mph. Please bring this to the attention of your entire

 crew that is working on your lot including truck drivers.

Exterior: The exterior of your project must be completed within 12 months from the start of construction.

Upon completion, the lot owner should contact the building committee and if no warnings are

issued & the lot owner complies with all building rules & regulations, a full $800 deposit refund

will be issued after the completion of the project. At this time, all building materials must be removed from your lot. The RVS Building Committee will determine if the deposit is refundable.

A complete list of building standards and restrictions are posted on our website at [www.riverviewshores.com](http://www.riverviewshores.com) Article IV through VI.

Septic tank & pumping equipment is provided by Aqua Biotics or Weise Plumbing, both of Fremont, NE.

They also provide installation of this equipment. Connection to the water & sewer line at the street requires a special fusing tool. Your plumber needs to be aware of the requirements of the Homeowners Association.

Contractor signs are allowed during construction, but must be removed upon completion of the exterior

of the building.

I am here by submitting my plans & specifications for our proposed new construction/improvement.

I understand that it is my responsibility to ensure that the entire project complies with all of the Association Covenants. I will also comply with all City, County, State & Federal requirements that may apply and will obtain all required permits.

I have attached the following with my application:

 Floor Plan

 Exterior Elevation

 Drawn diagram of lot with location of construction

 $800 deposit from lot owner (not contractor) – check payable to: Riverview Shores Lake Assoc.

Send the payment and form to: Randy Reznicek, 1571 County Road 2, North Bend NE 68649 or you can email the forms to: rez0392@yahoo.com.

 Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

After receiving the application, the Riverview Lake Association Building Committee has 30 days to approve or deny the application. At least 4 members from said committee will vote to deny or approve

the application.

 Approved

 Denied – Explanation: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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 Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Important phone numbers: Building Committee Board:

North Bend City Hall (402)652-3584 Randy Reznicek (402)720-0392

Dodge County Zoning (402)727-2722 Max Markvicka (402)450-5205

Aqua Biotics (402)720-9209 Tony Allgood (402)380-0065

Weise Plumbing (402)720-0673 Jerry Reuss (402)895-2297

 Tim Maly (402)443-1380

President of the Association

Tim Reznicek (402)652-3428 – home

 (402)720-0511 - cell