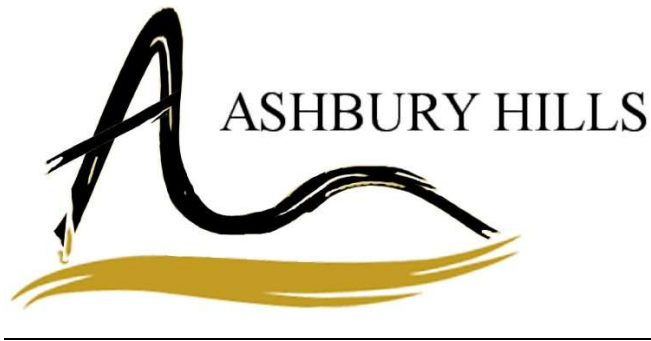




Ashbury Hills Duplex/Townhomes

(Revised)

SID: 340

Applicable to:

Lots 167 to 184, inclusive; Lots 205 to 234, inclusive; Lots 284-307, inclusive.

Plan Submission:

Duplex/Townhome plan, plot plan, and exterior materials used must be submitted for approval in advance of permitting. Submit all documents to cfosler@nebholdings.com for approvals. This includes plans for fencing and landscaping.

Minimum Square Footage:

Ranch: 1,200 sq ft main floor per side
2-Story: 1,500 sq ft above grade per side

Setbacks:

Front: 20'
Rear: 20'
Interior/Side: 0'/5'
Street Side: 15'

Facade/Roof:

Facade: Minimum 20% stone – calculation does not include garage door area.

Roof: IKO manufactured or equivalent 30yr Heritage in Weathered Wood.

****ALL OTHERS TO BE APPROVED****

Foundation:

Side yard foundation adjacent to the street must be painted brick pattern.

Siding/Color:

Cement Board Siding

No Vertical

Approved colors: Neutral beiges, browns and grays

****ALL OTHERS TO BE APPROVED****

Garage/Driveway:

2 stall minimum

Concrete drive only, no asphalt

<u>Sidewalks:</u>	Offset 5' from the back of the curb using 5' standard width.
<u>Fences:</u>	All fences shall uniform and be PVC/Vinyl in a uniform tan color. All fences must have access gates at least 48" in width located near the rear corner side yard for access by mowers.
<u>Outbuildings/Sheds:</u>	Not allowed - This includes dog runs (hardship will be considered upon approval submission).
<u>Pools/Swim Spas:</u>	Above ground pools and/or swim spas are NOT allowed.
<u>Gardens:</u>	Produce and/or vegetable gardens may only be maintained in rear yards covering an area no larger than 8' by 10'.
<u>Trees:</u>	Homeowners must plant and maintain a minimum of one 2"-3" Caliper tree in the front yard within one year of construction completion. Any corner lot must also have two trees planted in the side yard.
<u>Lawns:</u>	Must be fully sodded or landscaped. NO SEEDING.
<u>Architectural Committee:</u>	Responsible for all approvals and can be designated by the declarant.
<u>HOA Fees:</u>	\$1,500 amenities fee due at lot closing. \$400 mailbox fee due at lot closing. 2025 Dues – lot specific: \$200 monthly (subject to change in future years) for snow removal, garbage service and lawn service. 2025 Dues – Master HOA: \$925 annually (subject to change in future years) for upkeep of common areas, maintenance, upkeep of pool and clubhouse, access to the pool and clubhouse, and Great Plains Communications internet service.
HOA Management	Kat Betts - Betts Real Estate Management www.bettsrealestate.com (402) 884-8665
Project Management	NebHoldings LLC 1915 South 38th Avenue Omaha, NE 68105 cfosler@nebholdings.com

***Some leeway will be given, but it is important to achieve superior appearance to production-style home exteriors.

