



Ashbury Hills

Standard Single Family Lot Design Guidelines

SID: 340

Applicable to:

Lot 44, Lots 58-61, 70-73, 90-164, Lots 257-262, Lots 308-343, and Lot 1 Replat 3

Plan Submission:

House 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: 1,300
2-Story: 2,000

Setbacks:

Front: 25'
Rear: 20'
Side: 10'
Street Side: 15'

Facade/Roof:

Facade: Minimum 30% stone.
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

Sidewalks:

Offset 5' from the back of the curb using 5' standard width.

Fences: All fence designs must be approved by the developer.
Materials **Allowed:**
PVC, Wood, and Iron
Materials **Not Allowed:**
Chain Link
4' minimum and 6' maximum
All fencing that runs along 120th St or 126th St must be Vinyl in a Tan/Sandstone color.

Outbuildings/Sheds: **Not allowed** - This includes dog runs (hardship will be considered upon approval submission).

Pools/Swim Spas: Above ground pools and/or swim spas are NOT allowed.

Gardens: Produce and/or vegetable gardens may only be maintained in rear yards covering an area no larger than 8' by 10'.

Trees: 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.

Lawns: Must be fully sodded or landscaped. NO SEEDING.

Architectural Committee: Responsible for all approvals and can be designated by the declarant.

HOA Fees: \$1,500 amenities fee due at lot closing.
\$400 mailbox fee due at lot closing.
\$700 annually. This covers upkeep of common Areas, maintenance and upkeep of pool and clubhouse, and Great Plains Communications internet service.

HOA Management Kat Betts - Betts Real Estate Management
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(402) 884-8665

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