



## Ashbury Hills Villas

### Design Guidelines

**SID: 340**

Applicable to:

Lots 1-43, Replat 1 and Lots 235-256 and 263-283

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](mailto:cfosler@nebholdings.com) for approvals. This includes plans for fencing and landscaping.

Minimum Square Footage:

Ranch: 1,600 sq ft  
2-Story: 2,000 sq ft  
1 ½ Story: 1,800 sq ft

Setbacks:

Front: 25'  
Rear: 20'  
Side: 5'  
Street Side: 15'

Facade/Roof:

Facade: Minimum 50% stone.  
Roof: IKO manufactured or equivalent 30yr Heritage in Weathered Wood or Black  
**\*\*ALL OTHERS TO BE APPROVED\*\***

Foundation:

Side yard foundation adjacent to the street must be brick/stone

Siding/Color:

No Vinyl  
No Vertical  
Approved colors: Neutral beiges, browns and grays  
**\*\*Other High Quality Options to be approved\*\***

Doors/Windows:

Glass only on storm doors.  
No exterior screen exposure on street-facing windows.

Garage Doors:

Approval required. Submit with house plans.

The following are garage doors manufactured by Overhead Door Company allowable in Ashbury Hills. Equivalent products of other manufacturers will be allowed, but must be approved.

Courtyard Collection	Allowed
Traditional Steel	V5 Style Only
Signature Carriage	Allowed
Thermacore	V5, V10 styles only
Carriage House	Allowed
Impression Collection	Allowed

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'.

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

[www.bettsrealestate.com](http://www.bettsrealestate.com)

(402) 884-8665

Project Management

NebHoldings LLC

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