



Seventy-Two Place Phase 1

Design Guidelines

SID: 350

Plan Submission:

House plan, plot plan, and exterior materials used must be submitted for approval in advance of permitting. Submit all documents, including plans for fencing and landscaping to NebHoldings LLC (project manager) and Betts Real Estate Management (HOA manager) for approval.

Note: All Legacy Homes base elevations have been preapproved and this includes: *Archer, Belmont, Campbell, Westland, Redmond, Rockwell, Russell, Truman, and Whistler*

Minimum Square Footage:

Ranch: 1,050
2-Story: 1,400

Setbacks:

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

Facade/Roof:

Facade: Minimum 20% 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 painted brick pattern.

Siding/Color:

Cement Board and Vinyl siding allowed
Vertical Board and Batten – Horizontal Lap – Stucco look
Approved colors: Neutral beiges, browns and grays
****ALL OTHERS TO BE APPROVED****

Garage/Driveway:

2 stall minimum
Concrete drive only, no asphalt

Fences:	All fence designs must be approved by the developer. Materials Allowed: PVC and Iron Materials Not Allowed: Chain Link 4' minimum and 6' maximum
Outbuildings/Sheds:	Not allowed - This includes dog runs (hardship will be considered upon approval submission).
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.
Internet:	Internet services are provided by Great Plains Communication. Builder must coordinate installation with Great Plains at time of construction.
Architectural Committee:	Responsible for all approvals and can be designated by the declarant.
Homeowners Association:	Seventy Two Place Homeowners Association, Inc.
HOA Fees:	\$400 mailbox fee due at lot closing. \$575 annually. This covers upkeep of Common Areas, maintenance 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 38 th Avenue Omaha, NE 68105 cfosler@nebholdings.com