CLEAR WATER FALLS CONSTRUCTION GUIDELINES

ENTRY PRICE RANGE HOMESITES
109-164 & 173-254
MEDIUM PRICE RANGE HOMESITES
1-10, 22-33, 98-103, Re-plat 1 Lot 1-5, 170-172, 255-290
UPPER PRICE RANGE HOMESITES
11-21, 34-97, 167-169, 291-344

DESIGN REQUIREMENTS AND MINIMUM SIZES

To protect the value of Clearwater Falls and provide design consistency, all home plans must have the approval of the Declarant of the Clearwater Falls covenants. The following guidelines have been set for construction of single-family residences at Clearwater Falls

Plan:

- Plan approval to Boyer Young Development- 9719 GILES ROAD
  (1 set of construction plans, plot plans, & landscaping plans)

Exterior:

- Brick foundations, fronts and street side(s) minimum or adobe brick (queen)
- Front elevations to be approved by declarant
- 6/12 pitch roofs and above

Setbacks:

- CWF setback requirements
  25' Front 5' Side
  25' Rear 15' Street Side yard

Entry: Sizes & Styles: (Suggested minimums) Price approximately $150,000 - $200,000

Split/Multi Level Homes	1-1/2 & 2 Story Homes	Ranch
900 sq. ft. main	900 sq. ft. main	1,100 sq. ft. total
1,400 sq. ft. total	1,600 sq. ft. total	

Medium: Sizes & Styles: (Suggested minimums) Price approximately $175,000 - $250,000

2-Story Homes	1-1/2 Story Homes	Ranch
1,000 Sq. ft. main	1,000 sq. ft. main	1,500 sq. ft. total
2,000 Sq. ft. total	1,800 sq. ft. total	

Upper: Sizes & Styles: (Suggested minimums) Price approximately $200,000 & Up

2-Story Homes	1-1/2 Story Homes	Ranch
1,100 Sq. ft. main	1,100 sq. ft. main	1,700 sq. ft. total
2,200 Sq. ft. total	2,200 sq. ft. total	

Roofing:

- Asphalt shingles, weathered wood in color or Wood Shakes.

Chimneys:

- Front of home and street side is to be clay-fired brick or stone. All other sides can be covered with wood or vinyl siding. Direct vents ok.

Fence:

- Permitted with Declarant approval only. No more than 6' in height. Wood, wrought iron, or almond plastic vinyl coated. Black Vinyl chain link fencing is ok backing to power lines <u>only</u>. Amenity site fences black vinyl wrought iron <u>only</u>.

Amenities Protection:

- Silt Fencing required

Sewer Connection Fees:

- **Amount:** $400.00 Residential Lots
- **Payable To:** Fullenkamp, Doyle, and Jobeun
  11440 W. Center Rd.
  Omaha, NE. 68144
  (402) 334-0700