

**THE HERITAGE CONSTRUCTION GUIDELINES**  
**ENTRY PRICE RANGE HOMESITES**  
**LOT #'S 1-27, 33-105**  
**MEDIUM PRICE RANGE HOMESITES**  
**LOT #'s 28-32, 164-194, Replat 2 Lot 7, Replat 3 Lots 1-2, and Replat 4 Lots 1-3**  
**MEDIUM-UPPER PRICE RANGE HOMESITES**  
**LOT #'s 133-149**  
**UPPER PRICE RANGE HOMESITES**  
**LOT #'s 112-129, 150-163, Replat 1 Lots 1-3, Replat 2 Lots 1-6**

**SUGGESTED DESIGN REQUIREMENTS AND MINIMUM SIZES**

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

**Plan:**

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

**Exterior:**

- Brick on front foundations and street sides corners
- Front elevations to be approved by Declarant
- Roof Pitch approved by Declarant
- Landscaping plans must be approved by Declarant, 2 trees (2" caliper or more) must be planted within one (1) year of home completion.

**Setback Requirements:**

- 25' Front                      7' Side (5 ft. Side Yard Setbacks on Lots 112- 194 and Replat 2 Lots 1-7 )  
25' Rear                      25' Street Side yard

**Sidewalk Requirements: Rosewater Parkway Only**

- 5Ft. wide and 5 Ft. behind curb
- All other home sites not on Rosewater Parkway to be 4ft

**wide Entry: Sizes & Styles: (Suggested minimums)**

<u>1-1/2 &amp; 2 Story Homes</u>	<u>Tri-Level Homes</u>	<u>Ranch</u>
1,800 sq. ft. total	1,600 sq. ft. total	1,200 sq. ft. total

**Medium: Sizes & Styles: (Suggested minimums)**

<u>1-1/2 Story Homes</u>	<u>2-Story Homes</u>	<u>Tri-Level</u>	<u>Ranch</u>
1,900 Sq. ft. total	1,900 sq. ft. total	1,400 sq. ft. total	1,400 sq. ft. total

**Medium-Upper: Sizes & Styles: (Suggested minimums)**

<u>1-1/2 Story Homes</u>	<u>2-Story Homes</u>	<u>Ranch</u>
2,400 sq. ft. total	2,400 sq. ft. total	1,600 sq. ft. total

**Upper: Sizes & Styles: (Suggested minimums)**

<u>1-1/2 Story Homes</u>	<u>2-Story Homes</u>	<u>Ranch</u>
2,400 Sq. ft. total	2,500 sq. ft. total	1,800 sq. ft. total

**Roofing:**

- Entry and Medium Home Ranges: Asphalt shingles, weathered wood in color.
- Medium Upper and Upper Home Price Ranges: Heritage II style Asphalt Shingles, weathered wood in color.

**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 vinyl coated chain link fencing-no chain link on arterial lots. Amenity site fences must be black wrought iron or aluminum. Must be consistent with neighboring fences.

**Amenities:**

- New proposed Bennington Elementary School on site.
- Many home sites near green space, walking trails, water

**features Sewer Connection Fees:**

- Amount: \$1400.00 Residential Lots
- Payable To: The City of Bennington  
15514 Warehouse St.  
Bennington, NE 68007  
(402) 238-2375
- The City of Bennington will in turn pay City of Omaha \$1100.00 and keep \$300.00
- The SID: Fullenkamp, Doyle, and Jobeun will get a breakdown of payments made.