

SOUTH HAMPTONS CONSTRUCTION GUIDELINES

DESIGN REQUIREMENTS

To protect the value of SOUTH HAMPTONS and provide design consistency, all home plans must have the approval of the Declarant before construction. The following guidelines have been set for construction of single-family residences in THE SOUTH HAMPTONS.

Plan:

- One (1) full set of construction plans, plot plan and landscaping plan
(To Boyer Young Development, 9719 Giles Road, LaVista, NE 68128)

Exterior Requirements:

- Full brick foundations, front and street sides
- Front elevation to be approved by Declarant – 50-70% Front Brick or Stone with Drivot or Stucco.
- 8/12 pitch roofs and above
- 4 ft. Serpentine Sidewalks

Setback: (May change by Declarant for view shed and integrity of area)

- 20' min. front
- 25' min. rear or more
- 5' min. side
- 15' min. street side

Sizes required (suggested only) & Styles (Architect Approval)

1 ½ -2 Story

Ranch

2400 Sq Ft Total

2000 Total Sq. Ft Main Level

1200 Sq Ft Main Level

* 3 Car Garages plus

Roofing:

- Asphalt Heritage II Style, 50 Year shingles, must be **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 siding. Direct vents OK only on side or rear.

Fences:

- Permitted with Declarant approval only. No more than 6' in height.

Garages:

- Needs to be at least a 3- car garage
- 500 Square Ft. Minimum

Misc:

- Silt fencing must be installed before construction starts
- All tree removal must be approved by Declarant
- Gretna School district
- Cluster mail boxes
- Sewer hook up fees (\$3,985.00) are paid to Fullenkamp, Doyle & Jobeun, 334-0700
- SID #540
- Landscaping plans must be approved by Declarant and may not obstruct view of surrounding homeowners.