

SOUTHBROOK
108TH & Schram Road
Construction Guidelines

SUGGESTED DESIGN REQUIREMENTS AND MINIMUM SIZES

To protect the value of Southbrook and provide design consistency, all home plans must have the approval of the Declarant of the Southbrook covenants.

Plan approval:

One set of Construction plans and 1 plot plan that include foundation and drive elevations submitted to Boyer Young Development, 9719 GILES ROAD.

Setbacks:

City of Papillion setback requirements under this zoning are:

30' Front	10' Side
30' Rear	15' Street Side

Sizes & Styles: (Suggested Minimums)

HOME SITES- 80 ft. frontage and above

<u>1 ½ & 2 Story Homes</u>	<u>Ranch Homes</u>
2,200 sq. ft. Total	1,600 Total Sq. Ft. on the Main

HOME SITES- Below 80 ft. frontage

<u>1 ½ & 2 Story Homes</u>	<u>Ranch Homes</u>
2,000 sq. ft. Total	1,500 Total Sq. Ft. on the Main

Roofing:

- Asphalt shingles, WEATHERED WOOD in COLOR.

Chimneys:

- Front is to be clay-fired brick or stone. All other sides can be covered with wood or siding.
- Direct vents ok on side streets and Backs.

Fence:

- Permitted with declarant approval. Wood, Wrought Iron, PVC, or Black Chain Link
- Any fencing backing to 108th Street and Schram Road must be White Scalloped Vinyl Fencing.

Exterior:

- Stone/Brick foundation fronts
- Hardboard Siding or declarant approval
- 6/12 pitch roofs and above or declarant approval
- Stone/Brick pillars at garage
- Side Street Stone/Brick Foundations NOT REQUIRED

Permit/ Sewer Connection/ Fees:

- One Time Mail Box Assessments through Homeowners Association when buyer moves in will be charged at closing. Keys for Mail Boxes are available for pick up at the Boyer Young Office (not the post office).
- Please go get your permit pulled at City of Papillion when you pay to pull the permit the sewer connection fee and any other connection fees as maybe stipulated in the subdivision agreement between the district and the City of Papillion will be included in the building permit fee.

For further information on design, construction and exterior improvements, refer to the covenants for Southbrook or contact Boyer Young Development at 334-3690.

Builder

Buyer

Builder

Buyer