

The Palisades
CONSTRUCTION GUIDELINES
Entry Building Sites
Lots 203-411

Main Area and Large Building Sites

Lots: 1-102, 160-202, & 412-420

Palisades Town Home

Lots 103-146, Replat 1 Lots 1-3; 1-9 Replat 4; and 147-159

DESIGN REQUIREMENTS AND MINIMUM SIZES

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

Plan:

- Plan approval to Boyer Young Development, 9719 Giles Road
(1 set of construction plans, plot plan, & landscaping plan)

Exterior:

- Brick foundations, fronts and street side(s) minimum on large home-sites
- Front elevations to be approved by declarant, consistent with other homes in area
- 6/12 pitch roofs and above
- Landscaping plans must be approved

Setbacks:

25 ft. Front	5 ft. Side
25 ft. Rear	15 ft. Street Side yard

Town Home: Sizes & Styles: (Suggested Minimums)

<u>Ranch</u>	<u>Two Story</u>
1200 Min. Main Sq. Ft.	1000 Main/ 1800 Total

Entry: Sizes & Styles: (Suggested Minimums)

<u>1 1/2 / 2 Story</u>	<u>Tri Level</u>	<u>Ranch/Split Entry/Multi Level</u>
1800 Total Sq. Ft.	1600 Total Sq. Ft.	1200 Sq. Ft. on main level
900 Main Floor	1200 Sq. Ft. on 1 st 2 floors	

Upper: Sizes & Styles: (Suggested Minimums)

<u>1-1/2 & 2 Story Homes</u>	<u>Ranch</u>
1000 Sq. ft. main	1600 Sq. ft. total (Main Level)
2200 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, Direct vents ok, if no cantilever. All other sides can be covered with wood siding.

Fence:

- Permitted with Declarant approval only. No more than 6' in height. Wood, wrought iron, or plastic vinyl coated. No chain link fencing. Amenity site fences must be all the same type as per Declarant approval.

Amenities:

- Many home sites back to a pond, walking trail and/or nature area
- New Gretna elementary school in Palisades, close to Gretna High School
- Silt fences backing to Amenities must be installed prior to construction

Sewer Connection Fees:

- **Amount:** \$840.00 Residential Lots
- **Payable To:** Fullenkamp, Doyle, and Jobeun
11440 W. Center Rd.
Omaha, NE. 68144
(402) 334-0700