

WEST BAY SPRINGS CONSTRUCTION GUIDELINES

DESIGN REQUIREMENTS AND MINIMUM SIZES

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

Plan:

- Plan approval to Boyer Young Development of West Bay Springs.
(1 set of construction plans, plot plans, & landscaping plans)

Exterior:

- Brick foundations, fronts and street side(s) minimum
- Home fronts all brick or drivot
- 8/12 pitch roofs and above

Setbacks:

- City of Omaha setback requirements under this zoning are:
30' Front 5' Side
25' Rear 15' Street Side yard

Sizes & Styles: (Suggested Minimums) Price \$200,000 and up approximately

<u>2-Story Homes</u>	<u>1-1/2 Story Homes</u>	<u>Ranch</u>
1,200 sq. ft. main	1,200 sq. ft. main	1,750 sq. ft. total
2,200 sq. ft. total	2,200 sq. ft. total	

Roofing:

- 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.

Fence:

- Permitted with Declarant approval only. No more than 6' in height. Wood, wrought iron, or white plastic vinyl coated. No chain link fencing.
- (Amenity Lots) Lake and reserve lots must be consistent with each other.
- Amenity Lots must be 4 ft Black Wrought Iron or Black plastic coated designed to look like Wrought Iron at 50% open.

Sidewalk:

- 4 ft. Serpentine Sidewalk to be installed

Garage:

- Must be a 3-car attached garage

Sewer Connection Fees:

- **Amount:** \$1100.00 Residential Lots
- **Payable To:** Fullenkamp, Doyle, and Jobeun
11440 W. Center Rd.
Omaha, NE. 68144
(402) 334-0700

Building Permits to Douglas County, 3015 Menke Circle, (93rd & Maple Street)