Gallery 23 East “Lake Lot” Development Guidelines

May 30, 2019

1. **Submittal Information – Lots 1 through 32 of Block 6, inclusive, all in Gallery 23 East, a subdivision, as surveyed, platted and recorded in Dodge County, Nebraska.**
	1. Submit one set of plans, plot plan, fencing plan, landscaping plan and Plan Review Form.
	2. Submit to Gallery 23 East

 613 N. 204th Ave Cir.

 Elkhorn NE 68022

 Attn: Kristina Philbin

* 1. Review fee of $75 per review made payable to **Gallery 23 East, LLC**

### Suggested Minimum Square Footage Above Grade

* 1. Ranch: 1,800 sf
	2. Two-story: 2,000 sf
	3. 1 ½ Story: 1,800 sf

### Setbacks:

* 1. Front 25 feet
	2. Rear 25 feet
	3. Side 5 feet
	4. Street Side 15 feet

### Sidewalks:

* 1. All sidewalks are offset 8 feet from back of curb.
	2. Four (4) feet wide is standard.

### Driveways: Concrete only. No asphalt.

* 1. Note: May restrict driveway width to 32' at curb
1. **Basements:** No basements allowed.

### Foundation/Stone:

* 1. Brick stamped, painted.
	2. All foundations facing street must be covered with brick or stone. This includes side of home if facing street.
	3. Minimum of 50% brick/stone on front and side of home.

### Shingles: Heritage II, weathered wood color only.

### Siding/Exterior Color:

* 1. Earth Tone colors.
	2. Must have Architectural Committee approval.

### Garage: 3 stalls minimum

### Fencing:

* 1. Wrought Iron or Aluminum only Lake Lots Only.
	2. Height: 4 foot minimum, 6 foot maximum.
	3. All fencing must match be approved by Architectural Committee.

### Outside Structures:

* 1. Sheds are permitted only by declarant approval. Must not be larger than 10x12 in size and constructed of framing siding and Shingles made to look like the home structure.
	2. No dog runs are permitted (hardship will be considered by Architectural Committee)

### Street Trees: As required by the City of Fremont

* 1. 1 in the front Yard and 1 in the rear

### Sod: All lawns to be fully sodded or landscaped. Sand beaches OK by water’s edge. Landscape plans must be approved by Declarant.

Gallery 23 East “Premium Lot” Development Guidelines

1. **Submittal Information – Lots 4 through 19 of Block 7; Lots 1 through 12 of Block 10; Lots 1 and 2 of Block 11; Lots 1 through 4 of Block 12; and Lots 1 through 3 of Block 13, inclusive, all in Gallery 23 East, a subdivision, as surveyed, platted and recorded in Dodge County, Nebraska.**
	1. Submit 2 sets of plans, plot plan, fencing plan, landscaping plan and Plan Review Form.
	2. Submit to: Gallery 23 East

 613 N. 204th Ave Cir.

 Elkhorn NE 68022

 Attn: Kristina Philbin

* 1. Review fee of $75 per review made payable to **Gallery 23 East, LLC**

### Suggested Minimum Square Footage Above Grade

* 1. Ranch: 1,600 sf
	2. Two-story: 1,800 sf
	3. 1 ½ Story: 1,600 sf

### Setbacks:

* 1. Front 25 feet
	2. Rear 25 feet
	3. Side 5 feet
	4. Street Side 15 feet

### Sidewalks:

* 1. All sidewalks are offset 8 feet from back of curb.
	2. Four (4) feet wide is standard.

### Driveways: Concrete only. No asphalt.

* 1. Note: May restrict driveway width to 32' at curb; will be uniform across production lots and custom lots if decision is made to do this.
1. **Basements:** No basements allowed.

### Foundation/Stone:

* 1. Brick stamped, painted.
	2. All foundations facing street must be covered with brick or stone. This includes side of home if facing street.
	3. Minimum of 30% brick/stone on front and side of home.

### Shingles: Heritage II, weathered wood color only.

### Siding/Exterior Color:

* 1. Suggested browns, greys and natural colors.
	2. Must have Architectural Committee approval.

### Garage: 2 stalls minimum; size minimum 450 SF

### Fencing:

* 1. PVC, Wood, Iron, and aluminum only. No chain-link.
	2. Height: 4 foot minimum: 6 foot maximum.
	3. All fencing match be approved by Architectural Committee.

### Outside Structures:

* 1. Sheds are permitted only by declarant approval. Must not be larger than 10x12 in size and constructed of framing siding and Shingles made to look like the home structure.
	2. No dog runs are permitted (hardship will be considered by Architectural Committee)

### Street Trees: As required by the City of Fremont

* 1. 1 in the front Yard and 1 in the rear

### Sod: All lawns to be fully sodded or landscaped. No seeding.

Gallery 23 East “Standard Lot” Development Guidelines

1. **Submittal Information – Lots 1 through 3 and Lots 20 through 25 of Block 7; Lot 1 of Block 8; and Lot 1 of Block 9, inclusive, all in Gallery 23 East, a subdivision, as surveyed, platted and recorded in Dodge County, Nebraska.**
	1. Submit one set of plans, plot plan, fencing plan, landscaping plan and Plan Review Form.
	2. Submit to: Gallery 23 East

 613 N. 204th Ave Cir.

 Elkhorn NE 68022

 Attn: Kristina Philbin

* 1. Review fee of $75 per review made payable to Gallery 23 East, LLC

### Suggested Minimum Square Footage Above Grade

* 1. Ranch: 1,300 sf
	2. Two-story: 1,800 sf
	3. 1 ½ Story: 1,400 sf

### Setbacks:

* 1. Front 20 feet
	2. Rear 20 feet
	3. Side 5 feet
	4. Street Side 15 feet

### Sidewalks:

* 1. All sidewalks are offset 8 feet from back of curb.
	2. Four (4) feet wide is standard.

### Driveways: Concrete only. No asphalt.

* 1. Note: May restrict driveway width to 32' at curb; will be uniform across production lots and custom lots if decision is made to do this.
1. **Basements:** No basements allowed.

### Foundation/Stone:

* 1. Brick stamped, painted.
	2. All foundations facing street must be covered with brick or stone. This includes side of home if facing street.
	3. Minimum of 20% brick/stone on front and side of home.

### Shingles: Heritage II weathered wood color only.

### Siding/Exterior Color:

* 1. Suggested browns, greys and natural colors.
	2. Must have Architectural Committee approval.
	3. Note: OK with high quality vinyl as of now, but no vertical siding.

### Garage: 2 stalls minimum

### Fencing:

* 1. PVC, Wood & Iron and Aluminum,
	2. Height: 4 foot minimum: 6 foot maximum.
	3. All fencing must match be approved by Architectural Committee.

### Outside Structures:

* 1. Sheds are permitted only by declarant approval. Must not be larger than 10x12 in size and constructed of framing siding and Shingles made to look like the home structure.
	2. No dog runs are permitted (hardship will be considered by Architectural Committee)

### Street Trees: As required by the City of Fremont

* 1. 1 in the front Yard and 1 in the rear

### Sod: All lawns to be fully sodded or landscaped. No seeding.