

# *Lincoln* **RIDGE**

## CONSTRUCTION GUIDELINES

### DESIGN REQUIREMENTS AND MINIMUM SIZES

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

#### Plan Approval:

- Plan approval to YDC, LLC, PO Box 569 Elkhorn, Ne 68022-0569  
(1 set of construction plans, plot plan, & landscaping plan)

#### Exterior:

- Stone/Brick foundation front
- Stone/Brick pillars at garage
- Hardboard Siding or declarant approval
- Front elevations to be approved by declarant, consistent with other homes in area
- 5/12 pitch roofs and above or declarant approval
- Landscaping plans must be approved 2 trees(2 ft./more) must be planted within 1 year of completion

#### Setbacks:

##### Sarpy County Setback requirements under this zoning area:

25' Front	5' Side
25' Rear	15' Street Side yard

##### Sizes & Styles: (required minimums)

<u>1-1/2 &amp; 2 Story Homes</u>	<u>Ranch</u>
1,000 Sq. ft. main	1,600 Sq. ft. total (Main Level)
2,200 Sq. ft. total	

#### Roofing:

- Asphalt Heritage II, weathered wood in color or Black in color or by declarant approval

#### 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. Black wrought iron or vinyl coated white PVC or wood. No chain link fencing. Amenity site fences black vinyl wrought iron only.

#### Amenities:

- Many home sites back to a pond, stream, walking trail and/or nature area
- Silt fences backing to Amenities must be installed prior to construction

#### Sewer Connection Fees:

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

#### Building Permits to City of Gretna

### BUILDERS MUST INSTALL SILT FENCES PRIOR TO CONSTRUCTION

For further information on design, construction and exterior improvements, refer to the covenants or contact YDC, LLC 402-305-4031.