

DESIGN REQUIREMENTS AND MINIMUM SIZES

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

Plan Approval:

- Plan approval to YDC, LLC, 5004 S. 110th St. Omaha, NE. 68137
 - (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 in diameter) must be planted within 1 year of completion

Setbacks:

Sarpy County Setback requirements under this zoning area:

- 5' Side
- 15' Street Side yard

Sizes & Styles: (suggested minimums) 2 Car Garage

Ranch

25' Front

25' Rear

1,500 Sq. ft. total (Main Level)

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.

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 <u>City of Gretna</u>

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.