

THE HAMPTONS
CONSTRUCTION GUIDELINES
Home Value \$500,000 and Up

DESIGN REQUIREMENTS

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

Plan:

- One (1) full set of construction plans, plot plan and landscaping plan
(To Boyer Young Development, 9719 Giles Road, LaVista, NE 68128)

Exterior Requirements:

- Full brick foundations, front and street sides
- Front elevation to be approved by Declarant - Full Brick or Stone with Drivot or stucco
- 8/12 pitch roofs and above

Setbacks:

- 40' front
- 35' rear or more
- 10' side
- 20' street side

Sizes Suggested (approx only) & Styles (Architect Approval)

<u>1 ½ Story</u>	<u>2 Story</u>	<u>Ranch</u>
3500 Sq Ft Total	3500 Sq. Ft. total	2400 Total Sq. Ft main level
2000 Sq Ft Main Level	2000 Sq. Ft. Main Level	

* 3 Car Garages plus

Roofing:

- Asphalt Heritage II Style, 50 Year shingles, must be 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. Direct vents OK only on side or rear.

Fences:

- Permitted with Declarant approval only. No more than 6' in height, Black Wrought Iron only.

Garages:

- Needs to be at least a 3- car garage which is angled or a side loaded.

Sewer Connection Fees:

- Amount: \$3,985.00 Residential Lots
- Payable To: Fullenkamp, Doyle, and Jobeun
11440 W. Center Rd.
Omaha, NE. 68144
(402) 334-0700

Misc:

- Silt fencing must be installed before construction starts
- All tree removal must be approved by Declarant
- Gretna School district
- Cluster mail boxes will be located at the east entrance of 235th & Q
- SID #517
- Landscaping plans must be approved by Declarant and may not obstruct view of surrounding homeowners.
- Building Permits- refer to our website on permit maps.