

Anchor Pointe Phase II
168th and Ida
Construction Guidelines
SUGGESTED DESIGN REQUIREMENTS AND MINIMUM SIZES

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

Plan approval:

One set of Construction plans and 1 plot plan that include foundation and drive elevations submitted to Boyer Young Development, 9719 GILES ROAD.

Setbacks:

Douglas County setback requirements under this zoning are:

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

Sizes & Styles: (Suggested Minimums)

HOME SITES-

<u>1 ½ & 2 Story Homes</u>	<u>Ranch Homes</u>
2,200 sq. ft. Total	1,600 Total Sq. Ft. on the Main

Attached Garage:

440 Sq. Ft. Minimum

Roofing:

- Asphalt Heritage 30 shingles, WEATHERED WOOD in COLOR.

Chimneys:

- Front is to be clay-fired brick or stone. All other sides can be covered with wood or siding.
- Direct vents ok on side streets and Backs.

Fence:

- Permitted with declarant approval.

Exterior:

- Stone/Brick foundation fronts
- Hardboard Siding or declarant approval
- 6/12 pitch roofs and above or declarant approval
- ½ Stone/Brick pillars at garage
- Side Street Stone/Brick Foundations NOT REQUIRED

Permit/ Sewer Connection/ Fees:

- One Time \$200 Mail Box Assessments through Homeowners Association when buyer moves in
- Please go get your permit pulled at City of Omaha when you pay to pull the permit the sewer connection fee will be included in the price.
- Amount: \$.00 Residential Lots
Payable To: Fullenkamp, Doyle & Jobuen
11440 West Center Road
Omaha, NE 68114

For further information on design, construction and exterior improvements, refer to the covenants for Anchor Pointe or contact Boyer Young Development at 334-3690.

Builder

Buyer

Builder

Buyer