

Cedar Grove
CONSTRUCTION GUIDELINES

SUGGESTED REQUIREMENTS AND MINIMUM SIZES

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

Plan:

- Plan approval to Boyer Young Development, 9719 Giles Road
(1 set of construction plans, plot plan, & landscaping plan)

Exterior:

- Brick or Stone Front Foundations with Brick or Stone on Garage Pillars
- Front elevations to be approved by declarant, consistent with other homes in area
- 6/12 pitch roofs subject to Declarant Approval
- Landscaping plans must be approved 2 trees(2 ft./more) must be planted within 1 year of completion

Setbacks:

35 Front	10 ft. Side
35 ft. Rear	20 ft. Street Side yard

Sizes & Styles: (suggested minimums)

<u>1-1/2 & 2 Story Homes</u>	<u>Ranch</u>
<u>2200 Sq. ft. Total</u>	<u>1700 Sq. ft. total (Main Level)</u>

- Outbuildings Allowed (see City of Bellevue City Ordinance for size) Must be built with same materials as home.

Roofing:

- Asphalt Heritage, weathered wood in color

Chimneys:

- Front of home 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. Black chain link fencing.

Amenities:

- Full Utilities
- Paved Streets
- Larger Estate Home Sites
- Outbuildings ok with Declarant Approval

Sewer Connection Fees:

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

Building Permits to City of Bellevue, _____

Outbuildings Included. Refer to Bellevue City Ordinance. Approved by Declarant.

BUILDERS MUST INSTALL SILT FENCES PRIOR TO CONSTRUCTION

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

Buyer

Date

Buyer

Date

www.boveryoung.com