

Iron Horse Villa Lots
Replat II Lots 1-19
Construction Guidelines

Design Requirements

To protect the value of Iron Horse and provide consistency, all home plans must have the approval of the Declarant of the Iron Horse Covenants. The following guidelines have been set forth in the covenants of single family residences at Iron Horse.

Plan:

- One (1) full set of construction plans, plot plan and landscaping plan must be submitted to Boyer Young Development for approval before constructing: 9719 Giles Rd., La Vista, NE. 68128.

Exterior Suggestions:

- Full brick foundations, front and street sides
- Front elevation to be approved by Declarant
- 6/12 pitch roofs and above

Setbacks:

- 30' Min. Front
- 25' Min. Rear
- 5' Min. Side Yard
- 15' Min. Street Side

Suggested Sizes and Styles: (Architect Approval)

Ranch

1200 Main Sq. Ft. Min.

1 1/2 or 2 Story

1000 Main Sq. Ft. Min.

1800 Total Sq. Ft. Min.

Roofing:

- Heritage II Style Asphalt Shingles, 40 Year, Weathered Wood in Color Only.

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.

Fences Permitted:

- Permitted with Declarant approval only before constructing. No more than 6' in height.
- Black Wrought Iron, only
- White PVC permitted only surrounding dog runs, hot tubs, swimming pools, etc., for privacy.

Misc.:

- Silt fencing must be installed prior to digging.
- Tree removal must be approved by Declarant before removal.
- Connection Fees of \$1,500 payable to SID #9
- Pay your connection fees at Fullenkamp, Doyle and Jobeun 11440 West Center Rd. Omaha, NE. 68144 or call 402-334-0700
- Building Permits at the City of Ashland- Tom DeLong
- cost \$750.00 +
- For soils and footings tests call Tom Strauss of In Situ-Geotech at 402-201-4109.- Basement dug footings check \$250.00
 - Certificate Letter \$150
 - Plan review of footing capacity \$750