

**BUCCANEER BAY**

LOT # \_\_\_\_\_, BLOCK # \_\_\_\_\_, BUCCANEER BAY, CASS COUNTY, NEBRASKA.

ARCHITECTURAL CONTROL APPROVAL REQUIRED:

THE CONTACT FOR ARCHITECTURAL CONTROL APPROVAL IS:

Walt Slobotski  
C/O NP Dodge  
601 N 108 Circle  
Omaha, NE 68154  
402.951.5000

1 set of plans, specs and plot plan are required. **PLOT PLAN MUST SHOW FINAL DRAINAGE PLAN.**

**TREE REMOVAL—BEFORE REMOVING ANY TREES IN BUCCANEER BAY, THE LOT OWNER MUST FIRST SUBMIT A TREE REMOVAL PLAN TO THE ARCHITECTURAL CONTROL COMMITTEE AND RECEIVE WRITTEN APPROVAL TO REMOVE THE TREES.**

Buccaneer Bay set back requirements are:

<u>Single Family Lots-Blocks 1 - 30</u>		<u>Acreage Lots- Block 31</u>	
Front Yard	25 feet	Front Yard	25 feet
Street Side Yard	15 feet	Street Side Yard	20 feet
Interior Side Yard	5 feet	Interior Side Yard	20 feet
Rear Yard	25 feet	Rear Yard	25 feet

WATER & SEWER:

The SID #5 (Buccaneer Bay) water and sewer systems are operated by PeopleService. For service contact Duane Grashorn. For 24/7 assistance call 888-861-1921. For billing questions, call 402-932-8143.

**SID #5 OF CASS COUNTY PROVIDES WATER AND SEWER SERVICE FOR THE BUCCANEER BAY AREA. THERE IS A FEE OF \$1,000.00 FOR NEW CONNECTIONS TO THE WATER SYSTEM. THE SID WILL PROVIDE THE WATER METER. INSTALLATION OF THE METER IS AT THE OWNERS EXPENSE. CONNECTION TO THE SYSTEM CAN BE ARRANGED BY CONTACTING DUANE GRASHORN, THE WATER AND SEWER SYSTEM OPERATOR, AT THE ABOVE NUMBER. AFTER CONNECTION, WATER AND SEWER SYSTEM USE FEES WILL BE BILLED REGULARLY BY THE SID.**

CONTRACTOR REGISTRATION:

According to Cass County Zoning Ordinance Amendment 31, each contractor or sub-contractor will have to register with the County through the Zoning Office. There is a \$15.00 per year fee required with the registration and this can be done through the mail. Anyone working in the county without registering could be given a citation which has a penalty of \$50.00 to \$500.00. For any further information on this registration requirement, please contact The County Zoning Administrator at the Cass County Zoning Office in Plattsmouth. Their phone number is 402-296-9359.

**NO DUMPING OF CONCRETE ALLOWED ON VACANT LOTS AND CEMENT TRUCK WASH OUTS ARE TO BE DONE ON JOB SITE ONLY. NO TRACK VEHICLES ARE ALLOWED ON THE ASPHALT STREETS.**

I/We have received a copy of the above information, a copy of the surveyor's certificate and a copy of the recorded covenants.

Date: \_\_\_\_\_