

Architectural Guidelines (subject to change and interpretation by declarant at any time) rev 10/20/20

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|--------------------|---------------------------|--|---------|
| | Phase I lots 1-143 | | |
| Ranch | 1600 sf Minimum | | SID 332 |
| 2 Story | 2200 sf Minimum | | |
| 1 1/2 Story | 2200 sf Minimum | | |

Required: Heritage 30 Shingles or other approved architectural shingle - (weathered in wood color).

Earth tone exterior paint colors (provide a color chip at time of architectural approval if not a Sherwin Williams color)

30' front and rear yard setback, 10' side yard setback, 15' corner lot sideyard setback.

Front sidewalks are to be 6' 6" back of curb and 5' wide per Papillion 7/8/20

Submit a silt fence/water drainage plan at the time of architectural approval submission (sketched on plot plan)

Install and maintain erosion control measures per plan submitted.

Submit plans for architectural approval using 11x17 paper to 7002 S 131 Ave, Omaha, Ne, 68138

or e-mail to denny@regencyhomesomaha.com

Front Brick or Stone Coverage:

Brick/Stone requirements at foundation walls: The exposed front foundation walls and any foundation wall facing the front street shall be covered with brick, stone, or other material approved by Declarant. Brick, stone, painted brick patterned poured concrete, or other material approved by Declarant is required at foundation sides on corner lots.

Front facing first floor walls shall have at least 25% coverage of brick, stone or other material approved by Declarant. The 25% wall area is to be calculated to include all front, exposed, **first floor wall areas** (measured from the top of foundation elevation to the bottom of the first floor roof soffit) including all windows, doors (not garage doors), etc. This does not include the front foundation area (from the top of foundation to the ground level).

Cement siding products are not an acceptable substitute for minimum front stone/brick requirements and vinyl siding is not approved.

Fencing: Chain link or vinyl covered chain link fencing is not allowed. Lots abutting or adjacent to 126 Street require a consistent fencing design as established by the Declarant. This is to be "scallop over 72" high white vinyl fencing with a 1" gap". Fence approval is required on a lot by lot basis prior to fence installation.

Additional Easements: Lots 164 (phase II), 103, 104, 105 and other lots may contain monument, landscaping, fence, berm or other easements.

Mailboxes: The Mail box fee is \$350 per lot and will be charged at the time of each lot closing.

Mailbox keys will be provided to lot purchaser at the time of each lot closing

Clean up deposit of \$500.00 will be collected at the time of each lot closing

Papillion Schools: as of 6/28/20 Ashbury-elementary Liberty-middle school Papio South-high school

Papillion and Convent Requirements: note-address street creep & driveway binding on curved streets, provide over lot drainage, consistent fencing design on all lots abutting 126th street (style determined by Declarant)

SID 332 will construct the sidewalks (area trails) on the side east of 126 as shown on plat and in other areas- builder is responsible to repair any damage to these sidewalks during house construction. The location of all trails shown on plat is approximate and subject to change.

Founders Ridge LLC.

- will provide a concrete wash out station within area - builder is to insure it will be used for concrete truck washout only-not trash or torn out concrete
- will tractor mow all vacant lots for a two year period of time at no charge (until December 2022) - builder is to insure that his owned or optioned lots are mowable at all times by keeping them free of construction debris, dirt piles, etc., - whether debris was placed on the lot by himself or others. Builder will clean up, regrade and re-seed lots that were used for his construction purposes (staging, access to his job, etc.) upon the completion of each job. Lot cleanup costs incurred by Founders Ridge LLC will be deducted from builders \$500.00 lot clean up deposit - the balance being refunded upon request by builder after the completion of his job.
- Many of the lots have been graded with rear yard utility berms to help minimize excessive dirt haul out when the basement is excavated. Be sure to consider this when siting the elevation of your foundation so as to not get your foundation too deep into the ground.

Builder (as a lot owner or optionee) is to pay property taxes from 7/8/20 and interest on specials from the date of levy. Lot prices may be raised from time to time to account for these costs.