

The Preserve Design Guidelines

(Lots 1 thru 67)

Updated October 15, 2018

1. Minimum Square Footage (Main Floor)

- a. Ranch: 2,200 sf
- b. Two-story: 1,800 sf
- c. 1.5 story: 2,000 sf

2. Setbacks:

- a. Front: 50 feet
- b. Rear: 35 feet
- c. Side: 25 feet
- d. Street Side: 25 feet

3. Driveways:

- a. Concrete only; no asphalt. Minimum thickness: 4".
- b. All primary and secondary driveway locations must be shown on the plot plan and must be approved by the Architectural Review Committee.
- c. All driveways must contain ample off-street parking areas for guests (no street parking permitted).
- d. Primary Driveway Width: 16' minimum, 24' maximum.
- e. Secondary Driveway Width: 10' minimum, 24' maximum.
- f. Decorative concrete or brick pavers can be utilized as approved by the Architectural Review Committee.

4. Foundations:

- a. All exposed foundations on all sides must be coated with stone, brick, stucco, or other materials approved by the Architectural Review Committee, and must be complimentary to the approved Architectural style of the home.

5. Architectural Elements / Building Materials:

- a. All homes must meet a specific Architectural style and definition and be approved by the Architectural Review Committee. Acceptable styles are shown in Appendix "A" Graphical Support for Design Guidelines.
- b. Front of home must contain a minimum of 40% brick, stone, or stucco, or other similar materials as approved by the Architectural Review Committee, and must compliment the approved Architectural style of the home.
- c. Architectural style of the home must wrap around the sides and rear of the home, with sides and rear containing same building materials as the front, but with a lessened intensity of non-siding materials.

6. Shingles:

- a. Heritage II or as approved by Architectural Committed based upon approved Architectural style.
- b. Color: weathered wood color, black, or as approved by the Architectural Review Committee based upon approved Architectural style.

7. Siding:

- a. All cement board siding must be James Hardie horizontal lap siding. Other siding materials may be approved by Architectural Review Committee based upon architectural theme of the home.
- b. No vinyl siding.

8. Exterior Color:

- a. All base and accent colors must be per the approved color palettes as per Appendix "A" Graphical Support for Design Guidelines, or as approved by Architectural Review Committee based on approved Architectural style of the home. This applies to initial painting of home as well as any subsequent repainting of the home.

9. Attached Garage:

- a. 3 stall minimum.
- b. Garage may not be a prominent architectural feature of the front façade of the home.

10. Fencing:

- a. All fencing materials shall be opaque and as per Appendix "A" Graphical Support for Design Guidelines.
- b. All fencing around pools, dog runs, or other recreational facilities must be 6' tall.
- c. Rear yard fencing may be 4' or 6' tall.

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- d. Side and front yard fencing (upon approval from the City) may be 4' or 6' tall, and may contain stone or brick columns at 12' on center.

11. Guest Houses:

- a. Guest houses must have a consistent Architectural style as the primary Dwelling Unit, and contain the same building materials and ratios of materials as the primary Dwelling Unit, and be approved by the Architectural Review Committee.
- b. Placement of Guest House must be within the designated buildable area and be shown on the Plot Plan and approved by the Architectural Review Committee.
- c. Overall square footage of guest houses may not exceed the lesser of the overall square footage of primary Dwelling Unit or 5,000 square feet.

12. Outbuildings:

- a. Outbuildings must have a consistent Architectural style as the primary Dwelling Unit, and contain the same building materials and ratios of materials as the primary Dwelling Unit, and be approved by the Architectural Review Committee.
- b. Placement of outbuilding must be within the designated buildable area and be shown on the Plot Plan and approved by the Architectural Review Committee.
- c. Overall square footage of outbuildings may not exceed the lesser of the overall square footage of the primary Dwelling Unit or 5,000 square feet.

13. Landscaping (Reference Landscape Guidelines):

- a. All managed yard areas shall be sodded and irrigated. No seeding.
- b. A native grass street buffer for a distance of 25' back of street pavement shall be planted with United Seeds Low Grow Native Mix seed.
- c. For Lots 1 thru 44, 50 thru 61, and 65 thru 67, all disturbed areas on the lot outside of the managed yard areas and not within the native grass street buffer shall be reseeded with United Seeds Native Mix seed.
- d. For Lots 45 thru 49 and 62 thru 64, all disturbed areas on the lot outside of the managed yard areas and not within the native grass street buffer shall be reseeded with City – County NRD grass seed mix.
- e.

14. Septic:

- a. All homes must use Henton Trenching for installation of the septic system to maintain consistency in installation and record keeping. Contact John Henton at 402.306.0202 for pricing.

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DESIGN REVIEW

Review Phases.

The design review for The Preserve will contain multiple steps to provide feedback on the proposed Improvements throughout the design and construction process. The required steps and submittal materials are listed below:

- a. Preliminary Concept Review
 - i. Timing: upon completion of initial home plans.
 - ii. Initial 4-sided home elevations, architectural theme;
 - iii. Initial plot plan with home placement on lot, driveways, and preliminary grading plan;
 - iv. \$100 review fee* made payable to 228 Skyline, LLC.

- b. Design Review
 - i. Timing: after Preliminary Concept Review and before building permit submittal and release of signed lot certificates.
 - ii. 2 hard copies of home plans;
 - iii. Plot plan – including home placement, driveway, guest house, outbuildings, and other planned improvements;
 - iv. Final Grading and SWPPP plan;
 - v. Tree removal plan;
 - vi. Proposed overall color schemes for the Improvements. Final color selection is not required at this point, rather a color range of base materials and accent materials;
 - vii. Exterior brick and stone material selections;
 - viii. \$150 review fee* made payable to 228 Skyline, LLC.

- c. Landscape Review
 - i. Timing: Within 180 days of Design Review approval.
 - ii. Landscape plan;
 - iii. Hardscape plan;
 - iv. Site lighting plan;
 - v. \$100 review fee* made payable to 228 Skyline, LLC.

- d. Final Review
 - i. Timing: At least 30 days before resident occupies home.
 - ii. Final color selections of all materials including painted surfaces, integral color surfaces, brick, stone, and any other colored exterior features;
 - iii. Final site and landscape site walk;
 - iv. \$100 review fee* made payable to 228 Skyline, LLC.

* In the event the Architectural Review Committee deems it necessary to retain outside consultants e.g. architect, engineer, to participate in review of plans, the reasonable fees of such consultants shall be the responsibility of the Owner requesting plan review.

Approvals/Disapprovals.

The Architectural Review Committee shall review plan submittals in light of the conditions and restrictions in the Declaration, the Design Guidelines, and in relation to the type and exterior of improvements which have been constructed, or approved for construction, on the Lots. In this regard, Declarant intends that the Lots shall be developed as a residential community with homes constructed of high quality materials. The decision to approve or refuse approval of a proposed Improvement shall be exercised by Architectural Review Committee in a reasonable manner to promote conformity and harmony of the external design of the improvements constructed within The Preserve subdivision and to protect the value, character and residential quality of all Lots in a manner consistent with the Declaration. By way of illustration, and not of limitation, it is

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intended that the architecture of the residential structures constructed shall be consistent with the quality of architecture and construction found in Tomlinson Woods, Linden Estates and The Sanctuary subdivisions in Douglas County, Nebraska. Atypical improvements and home designs, such as dome houses, A-frame houses and log cabins, will not be approved unless the Architectural Review Committee determines that construction of these improvements will not be materially inconsistent with the scheme of development contemplated by the Declaration. If the Architectural Review Committee determines that the external design and location of the proposed Improvement does not conform with: 1) the standards or requirements of the Declaration, 2) the Design Guidelines, 3) the surrounding improvements and topography, or 4) will not protect and enhance the integrity and character of all the Lots and neighboring Lots, if any, as a quality residential community, the Architectural Review Committee may refuse approval of the proposed Improvement. Any approval or disapproval of a requested action by the Architectural Review Committee shall be in writing. In denying any application, the Architectural Review Committee shall specify the reasons for such denial.

Failure of the Architectural Review Committee to Act.

If the Architectural Review Committee shall fail to act upon any request submitted to it within thirty (30) days after a complete submission thereof in a form acceptable to the Architectural Review Committee, such request shall be deemed to have been approved as submitted for the applicable step of the design review process. Submission of incomplete plans shall not be considered valid submissions triggering the deadlines stated above and shall not be recognized by the Architectural Review Committee. Additionally, if any additional information is requested by the Architectural Review Committee, the approval time may be extended so as to allow for additional information and documentation to be presented to the Architectural Review Committee.

Review Meetings.

The Architectural Review Committee may adopt rules of procedure, subject to review and approval of the Board of Directors of the Association. The rules of procedure shall include provisions substantially to the following effect:

(a) The Architectural Review Committee shall hold regular meetings as reasonably necessary. Meetings of the Architectural Review Committee may be called by any one of the members of the Architectural Review Committee;

(b) A majority of the members of the Architectural Review Committee present at any meeting shall constitute a quorum;

(c) The Architectural Review Committee shall maintain minutes of its meetings and a record of the votes taken thereat; and

(d) A copy of all minutes, rules, regulations, and policy statements of the Architectural Review Committee shall be filed with the records of the Association and shall be maintained by the Association. Except for copyrighted plans, documents, drawings, renderings, photographs and any other materials owned by a builder, architect, or the like, the Association shall, subject to reimbursement for expenses and administrative overhead, make copies thereof available to the Members of the Association or shall make such minutes, rules, regulations, and policy statements available to any Member for copying; provided, however, unless otherwise required by law, the Association may dispose of any and all records that are no longer deemed reasonably necessary to be kept or maintained in the sole discretion of the Board of Directors of the Association.















