

Deer Creek Highlands NE
Construction Guidelines
SUGGESTED DESIGN REQUIREMENTS AND MINIMUM SIZES

To protect the value of Deer Creek Highlands NE and provide design consistency, all home plans must have the approval of the Declarant.

Plan approval:

One set of Construction plans and 1 plot plan that include foundation and drive elevations submitted to The Land Co., 9719 GILES ROAD.

Setbacks:

City of Omaha setback requirements under this zoning are:

25' Front	5' Side
25' Rear	15' Street Side

Sizes & Styles: (Suggested Minimums)

HOME SITES-

<u>1½ & 2 Story Homes</u>	<u>Ranch Homes</u>
1,600 sq. ft. Total	1,300 Total Sq. Ft. on the Main

Attached Garage:

440 Sq. Ft. Minimum

Roofing:

- Asphalt Heritage 30 shingles, WEATHERED WOOD or BLACK in COLOR.

Chimneys:

- Front is to be clay-fired brick or stone. All other sides can be covered with wood or siding.
- Direct vents ok on side streets and Backs.

Fence:

- Wrought Iron/Aluminum
- Wood
- Vinyl

Exterior:

- Stone/Brick foundation fronts
- Hardboard Siding or declarant approval
- 6/12 pitch roofs and above or declarant approval
- ½ Stone/Brick pillars at garage
- Side Street Stone/Brick Foundations **NOT REQUIRED**

Permit/ Sewer Connection/ Fees:

- Please go get your permit pulled at City of Omaha when you pay to pull the permit the sewer connection fee will be included in the price.
- Amount: \$ _____ Residential Lots
City of Omaha 402-444-5350
1819 Farman St.
Omaha, NE 68183

For further information on design, construction, and exterior improvements, refer to the covenants for Deer Creek Highlands NE or contact The Land Company at 402-334-3690.

Builder

Buyer

Builder

Buyer