

Kempton Creek
159th and Bennington Road.
Bennington, NE
Construction Guidelines
Lots 1-124

SUGGESTED DESIGN REQUIREMENTS AND MINIMUM SIZES

To protect the value of Kempton Creek and provide design consistency, all home plans must have the approval of the Declarant of the Kempton Creek covenants.

Plan approval:

One set of Construction plans and 1 plot plan that include foundation and drive elevations submitted to Boyer Young Development, 9719 GILES ROAD Lavista, Ne 68028

Setbacks:

Douglas County setback requirements under this zoning are:

25' Front	7' Side
25' Rear	25' Street Side

Sizes & Styles: (Suggested Minimums)

HOME SITES-

<u>1½ & 2 Story Homes</u>	<u>Ranch Homes</u>
2,200 sq. ft. Total	1,600 Total Sq. Ft. on the Main

Attached Garage:

440 Sq. Ft. Minimum

Roofing:

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

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:

- Aluminum, Vinyl, Wood and Wrought Iron permitted with declarant approval.

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:

- One Time \$200 Mail Box Fee paid to **Kempton Creek, LLC** at time of lot closing.
- Please go get your permit pulled at **City of Bennington.**

For further information on design, construction and exterior improvements, refer to Boyer Young Development at 402-334-3690.

Builder

Buyer

Builder

Buyer