

## **Exhibit C Development Guidelines**

The development of the Subdivision, and construction of all Improvements thereon, shall strictly comply with and conform to the following guidelines and regulations, as may be supplemented and/or amended. All capitalized words not otherwise defined herein shall have the meanings set forth in the Declaration to which this exhibit is attached. Per the Declaration, any reference herein to the "Committee" shall mean the Declarant during the Period of Declarant Control.

### **I. GUIDELINES APPLICABLE TO RIDGE LOTS ONLY**

The following guidelines shall be applicable to only the Ridge Lots:

1. All "ranch" style dwelling Improvements must contain at least 3,000 square feet of livable space.
2. All "one and one-half story" and "two-story" style dwelling Improvements must contain at least 2,800 square feet of livable space
3. Ridge Lot Owners may construct outbuildings in addition to the primary dwelling Improvements on a Ridge Lot, including but not limited to a pool house, guest house, or workshop, provided that any structures are connected to the primary residence on the Lot via an enclosed or partially-enclosed breezeway, and plans for such development are previously approved by the Committee.
4. All water flow and drainage, including downspouts, must be directed to the frontage of a Ridge Lot. Under no circumstances shall water be diverted to the rear of any Ridge Lot.

### **II. GUIDELINES APPLICABLE TO EXECUTIVE ESTATE LOTS ONLY**

The following guidelines shall be applicable to only the Executive Estate Lots:

1. All "ranch" style dwelling Improvements must contain at least 2,200 square feet of livable space.
2. All "one and one-half story" and "two-story" style dwelling Improvements must contain at least 1,900 square feet of livable space
3. Executive Estate Lot Owners may not construct outbuildings or similar Improvements in addition to the primary dwelling Improvement on an Executive Estate Lot, including but not limited to a pool house, guest house, detached garage, shed, or workshop, under any circumstances.

### **III. GUIDELINES APPLICABLE TO ESTATE LOTS ONLY**

The following guidelines shall be applicable to only the Estate Lots:

1. All "ranch" style dwelling Improvements must contain at least 2,000 square feet of livable space.
2. All "one and one-half story" and "two-story" style dwelling Improvements must contain at least 1,700 square feet of livable space
3. Estate Lot Owners may not construct outbuildings or similar Improvements in addition to the primary dwelling Improvement on an Estate Lot, including but not limited to a pool house, guest house, detached garage, shed, or workshop, under any circumstances.

#### IV. GUIDELINES APPLICABLE TO ALL LOTS

The following guidelines shall be applicable to all Lots, inclusive of the Ridge Lots, Executive Estate Lots, and Estate Lots:

1. **Deposit.** An Owner or Owner's contractor shall be required to remit a deposit of \$2,000, to Declarant prior to the commencement of the construction of any primary or secondary dwelling Improvements on such Lot. Such deposit shall be held by Declarant until completion of construction to ensure the proper cleanup of the job site on the Lot. Declarant shall, upon inspection of the completed work on the Lot, either apply the deposit towards the expenses to remedy inadequate clean up, in Declarant's discretion, or if such cleanup is adequate, refund the deposit (or such unused portion) to the payor.
2. **Setbacks.**
  - a. All side yard setbacks for Improvements shall be at least 7 feet.
  - b. All front yard setbacks for Improvements shall be at least 35 feet.
  - c. All rear yard setbacks for Improvements shall be at least 35 feet.
  - d. All street side setbacks (other than the front yard) for Improvements shall be at least 15 feet.
3. **Driveways.**
  - a. Concrete only; no asphalt
  - b. Minimum thickness of 4"
  - c. All primary and driveway locations must be approved by the Committee and clearly shown on the materials included with an Application
  - d. All driveways must contain ample off-street parking areas for guests
  - e. Primary driveway width shall be 16' minimum and 24' maximum
  - f. All decorative concrete designs must be approved by the Committee
4. **Foundation.** All exposed foundations on all sides of an Improvement must be coated with stone, brick, stucco, or other materials approved by the Committee, and must be complimentary to the approved architectural style of the Improvement.
5. **Architectural Elements; Building Materials.**
  - a. All Improvements must meet a specific architectural style as determined by the Committee.
  - b. The front of all dwelling Improvements must contain a minimum of 40% brick, stone, or stucco, or other similar materials as approved by the Committee, and must compliment the approved architectural style of the dwelling Improvement.
  - c. The approved architectural style of a dwelling Improvements must wrap around the sides and rear of the dwelling Improvement, with sides and rear containing the same building materials as the front, but with a lessened intensity of non-siding materials.
6. **Shingles.**
  - a. All shingles must be "Heritage II" or otherwise approved by the Committee.
  - b. All shingles shall be a weathered wood color, black, or any other color approved by the Committee in its consideration of architectural style.
7. **Siding.**

- a. All cement board siding must be James Hardie horizontal lap siding. Other siding materials may be approved by the Committee based upon the architectural style of the Improvement.
  - b. Vinyl siding shall not be permitted.
- 8. **Exterior Color.**
  - a. All base and accent colors must be approved by the Committee and shall compliment the approved architectural style of the Improvement. This shall apply to both the initial painting and repainting of any Improvement.
- 9. **Fencing.**
  - a. No fences shall be installed without prior approval by the Committee.
  - b. Fencing shall be consistent with the architectural style and color of the dwelling Improvements on such Lot and shall not exceed a maximum height of 72 inches.
  - c. All fencing shall be made from black aluminum. No wood, chain link, or vinyl fences shall be permitted.
  - d. Fencing shall not extend beyond the front line of the primary dwelling Improvement on a Lot.
  - e. No hedges or mass planted shrubs shall be permitted more than ten (10) feet in front of the front line of the primary dwelling Improvement on a Lot.
- 10. **Landscaping.** Lot Owners shall submit an initial landscaping plans (including any pool plans) to the Committee as part of its Application. Any material changes to landscaping elements on a Lot, either initially or in the future, shall be further presented to the committee via an Application with a revised landscaping plan. All landscaping on the Lots and landscaping plan shall conform to the following standards:
  - a. Plans shall indicate any grade changes, walls and berms.
  - b. Each Lot shall be landscaped with a mixture of plant materials consisting of a representative sample of shade trees, ornamental trees, evergreen trees, evergreen shrubs, deciduous shrubs and perennials/groundcovers.
  - c. Landscaping shall be installed during the first available planting season following substantial completion of the primary dwelling Improvement on the Lot.
  - d. Minimum tree size shall be a 2" caliper balled and burlapped.
- 11. **Exterior Lighting.** Exterior lighting installed on any Lot shall either be indirect or of such a controlled focus and intensity as not to disturb the residents of adjacent Lots.
- 12. **Side Walks.** Commencing with completion of construction of the primary dwelling Improvement on a Lot, a public sidewalk constructed of concrete five (5) feet wide by four (4) inches thick shall be installed and maintained in front of each Lot and upon each street side of each corner Lot. The sidewalk shall be placed a minimum of eight (8) feet and a maximum of seventeen and one-half (17.5) feet from the street curb line, in conformance with the master sidewalk plan. The sidewalk alignment shall be approved by Declarant prior to construction. After approval of the sidewalk alignment, the sidewalk shall be constructed by the Owner of the Lot prior to the time of completion of the primary dwelling Improvement on such Lot and before occupancy thereof; provided, however, this provision shall vary to comply with any requirements of the City of Omaha.
- 13. **HVAC.** Any exterior air conditioning condenser unit shall be placed in the rear yard or any side yards so as not to be visible from public view.

14. **Fill and Grading; Building Envelope.** Fill and grading plans for Lots shall first be approved by the Committee, and shall be done in a manner to create the least amount of disturbance to the natural contours of the Lot's surface. Any such plans shall identify the building envelope for the dwelling improvements thereon, which shall be subject to the approval of the Committee.
15. **Sediment Controls.** Sufficient sediment control measures, including, but not limited to, installation and maintenance of sill fences, straw bale fences, storm water inlet protection and temporary seeding, to the extent deemed reasonably necessary by Declarant, shall be taken by the Owner or Owner's builder to ensure that all sediment resulting from any land disturbance or construction operation is retained on the Lot in question. All sediment control measures must be maintained until such Lot has been permanently stabilized with respect to soil erosion. The Lot Owner shall be solely responsible for the cost of any erosion control measures. The Lot Owner shall not materially change the grade or contour of any Lot and shall control the flow of surface water from its Lot so not to interfere with the drainage of any adjoining or downstream Lot.
16. **Drainage Direction.** All storm water and downspouts must drain toward the frontage of each Lot unless otherwise approved by the Committee.
17. **Restrooms.** Any third-party undertaking the construction of any building or other substantial structure on a Lot shall be required to provide and keep on-site a portable restroom for its agents and employees. Such portable restroom shall be removed immediately following the completion of such work.