

Thumbnail Covenants - Guideline

Minimum Floor Area & Dwelling Setbacks:

Waterfront lots-
Ranch 1800 sq. ft.
1 ½ Story 2200 sq. ft.
2 Story 2600 sq. ft.
Wooded lots-
Ranch 1600 sq. ft.
1 ½ Story 2000 sq. ft.
2 Story 2400 sq. ft.

Minimum Dwelling Setbacks:

Front & Rear 30 feet
Side Yard 7.5 feet
Average Width of Lots over 150'
Geothermal Heating/Cooling systems

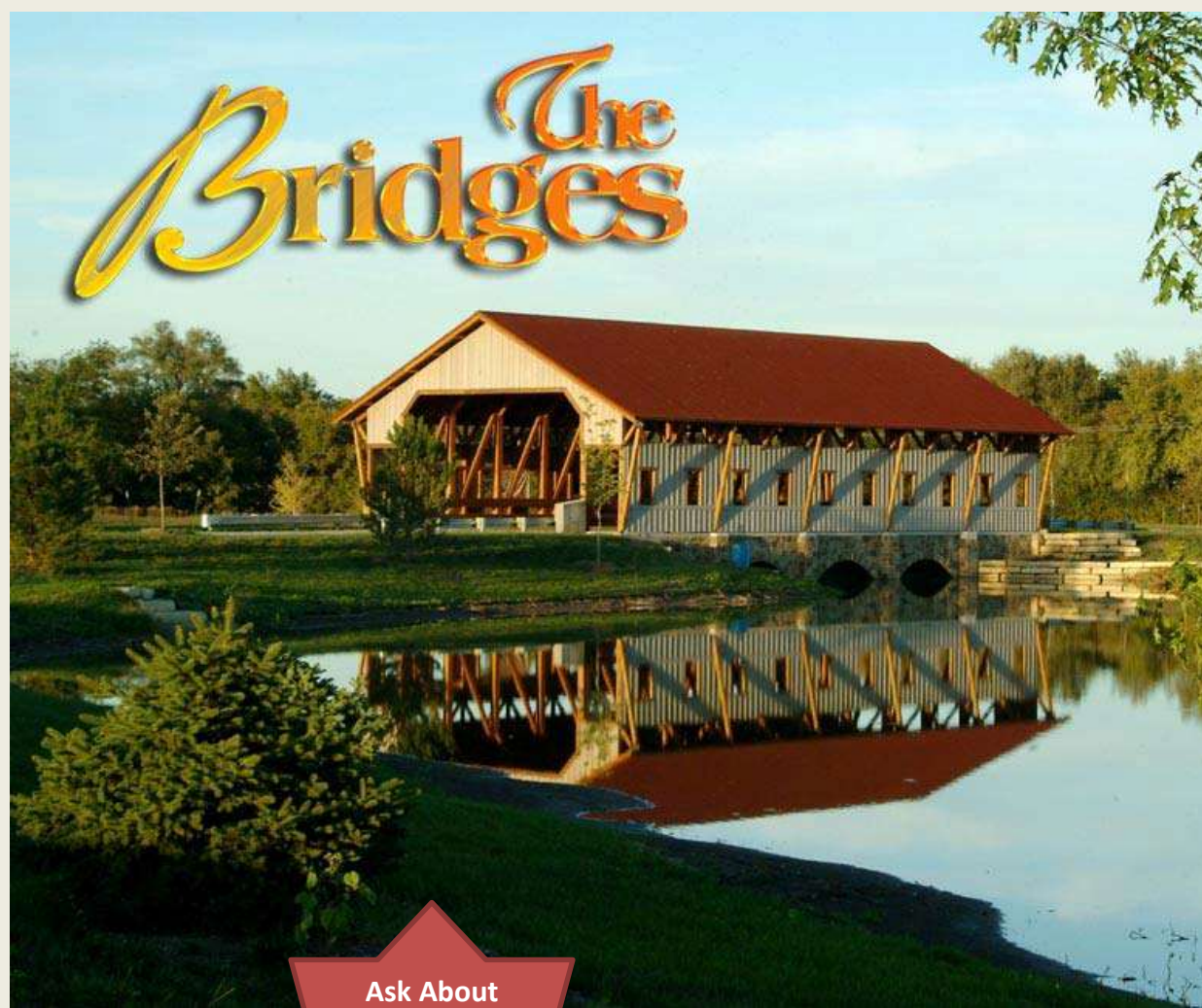
Exterior:

- Foundation walls to be covered by brick, stone veneer or natural stone.
- Front & Sides of Residence & accessory building (1 allowed) to be faced and sided with 60% brick, stone veneer or natural stone, rear-side to be 30% of same.
- Lap Siding exclusively James Hardie fiber cement board, recommended 4-6 inches.
- Andersen Series 400 Windows & Doors with a large variety of color choices.
- Side entry garage preferred, front loading to be recessed 3 ft. from home.
- Solar panels to be mounted flush with the roof, architectural evaluation - optional.
- Propane Tanks buried or screened.

Roofing: Architectural style products, roof pitch minimum 5:12 or as determined by architectural review according to style.

Fencing: Underground fencing for pets, ornamental fencing allowed up to 5 ft. in height, except around a swimming pool, and inside lot lines, subject to approval.

Association dues estimated \$100/month



Ask About
Available
Tax Credits



Please Contact Mike Rezac
for lot pricing & information

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www.thebridgesne.com

- Half Acre Lots
- Walk Out to Water or Woods
- Paved Trails & Bridges
- No Impact Fees
- Minutes to Schools & Shopping
- Geothermal Heating & Cooling
- Rezac Construction is the exclusive builder
- Best Fishing in Southeast Nebraska!

Waterfront lots starting at \$127,000



Second Addition Lots Available For Purchase

Block 5
 Lot 16 .48 ac. \$127,000

Final Addition Lots Available For Purchase

Block 5
 Lot 10 .48 ac. \$128,000
 Lot 11 .48 ac. \$128,000
 Lot 12 .60 ac. \$132,000

Rezac Construction is the exclusive builder for The Bridges

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Please Contact Mike Rezac for lot information or pricing
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