

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

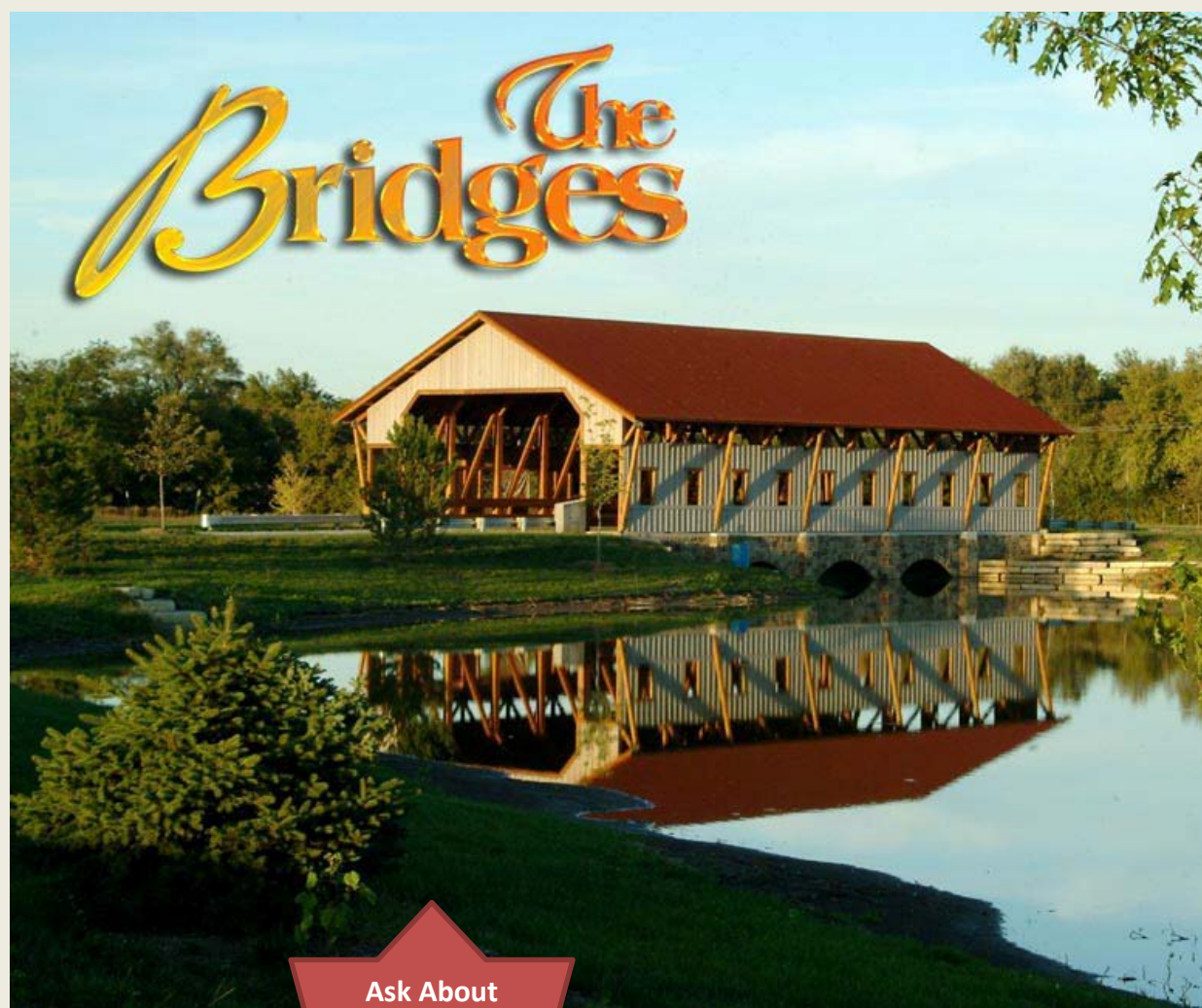
Exterior:

- 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.

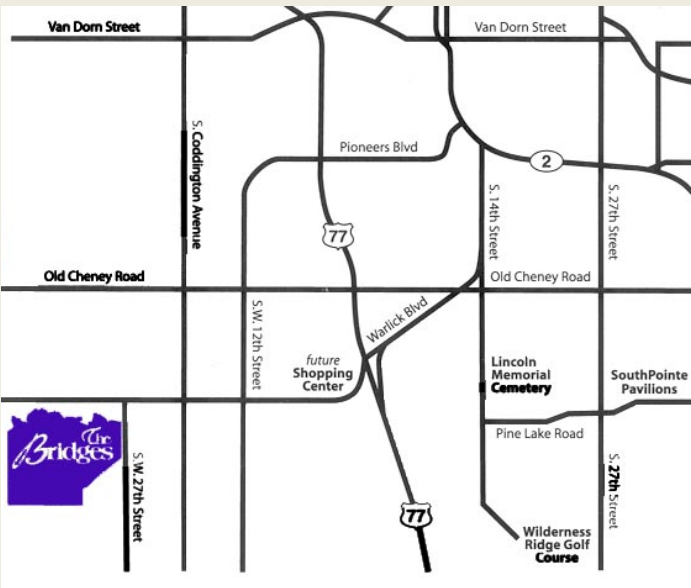
Roofing: Architectural style products, roof pitch minimum 5:12 or as determined by architectural review according to style.

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
Office: 402-477-8844
Cell: 402-610-2746
Email: info@rezacconstruction.com
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
- Best Finishing in Southeast Nebraska!

Waterfront lots starting at \$123,000

Phase 1



Phase One Lots Still Available

Block 4

- Lot 1 .60 ac. \$130,000
- Lot 10 .48 ac. \$123,000
- Lot 12 .48 ac. \$123,000

First Addition Lots Available For Purchase

Block 5

- Lot 2 .48 ac. \$127,000
- Lot 3 .50 ac. \$127,000

Second Addition Lots Available For Purchase

Block 5

- Lot 15 .48 ac. \$127,000
- Lot 16 .48 ac. \$127,000

Block 6

- Lot 5 .48 ac. HOLD
- Lot 13 .48 ac. \$127,000
- Lot 15 .48 ac. \$127,000

The Bridges
A unique community with
woods or water, out your back door.

Please Contact Mike Rezac for lot information or pricing.
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Email: rezacconstruct@aol.com

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