

Briarwood Estates
Phase 10, North Side of 65th Street
(West of Woodlily Ave)
ARCHITECTURAL GUIDELINES

1. Minimum square footages:

Ranch, main floor	1,225 sq.ft.
Multi-level, main floor (2)	1,225 sq.ft.
Two Story, main floor (2)	1,600 sq.ft.

2. Concrete Front Stoop and Steps:

All homes will have a concrete front stoop and steps unless the Builder/Buyer is given a written waiver.

3. Roof Pitch:

6/12 or greater, or be given a waiver in writing by the Developer.

4. Garage:

Minimum of three car, attached. Size and location must be shown on plans.

5. Driveway:

Maximum width equals garage width. No parking pads on side of house or garage.

6. Outside Parking:

No outside parking of motor homes, campers, fifth wheel trailers, race cars or boats for more than 24 hours to load or unload. Additionally, there are City Ordinances which further restrict the parking of certain vehicles and trailers.

7. Windows:

*Energy efficient, minimum of insulated glass
*Casements, approved

*Vinyl slider windows, approved
*Double Hung, approval by submission

8. Shingles:

*Certainteed or comparable, approved: LandMark, Independence

9. Bathrooms:

Minimum one full and at least ¾ bathrooms

10. Exterior finishes:

*Vinyl AND Steel, not allowed
*Hard board sidings, approved (maximum 8" lap)
*Masonry, minimum of 85 sq.ft. per house, front

*Cedar and Redwood, approved (maximum 8" lap)
*Hard board sidings – pre-finished, approved case
by case

11. Fences:

*Height, style, material, color and location must be shown on plans.
*Wood, approved – All boards must be on outside of fence for solid style fence
*Coated chain link, approved, Brown only
*Vinyl, approval by submission
*Chain Link, **NOT** approved

12. Dog Kennels:

- *Location approved by developer
- *Screened from view with either cedar boards, opaque cloth materials, or landscape material

13. Small Lawn Sheds:

- *Shingles – same as house
- *Siding – same as house
- *Paint – same as house
- * No gambrel (barn) roof style
- **Must be approved with plans, including location
- **Approved plan available

14. Trash Can Enclosures:

Not allowed, no outside storage of trash or trash receptacles

15. Landscaping:

- *Grass seeding or sodding to be complete within 6 months of occupancy
- *Trees, shrubs, other – minimum of 1 trees front yard, 1 trees backyard within 24 months of occupancy

16. Exterior Colors:

Must be approved by developer

17. Plans (including site plan):

Must be filed and approved by developer

18. No wood foundations.

19. Sump Pump Water:

Must be piped to a sump pump collection system, storm sewer pipe or drainage way, if adjacent to property.

20. Lawn Watering

The Developer has the right to exercise watering restrictions when upon the Developer's inspection and discretion it is found that lawn watering runoff is creating a nuisance to other property owners downstream or adjacent in the Development.

21. Finish Grading

The Developer's civil engineer has established grade elevations for the property corners and drainage easements. No changes to engineering/grading are permitted without prior written consent from Developer.

22. Pursuant to Section C-2 of the Declaration of Restrictions and Covenants to Run with the Land for the Development, recorded in the Lincoln County Register of Deeds Office, Ronning Enterprises, Inc., as developer, has established these architectural guidelines. Also, as set forth in Section C-2, Ronning Enterprises, Inc. reserves the right to change from time to time these architectural guidelines. These architectural guidelines are intended to serve as general guidelines for the building of residential housing in Briarwood Estates but are subject to revision and to waivers of any particular guideline on a case by case basis, both at the discretion of Ronning Enterprises, Inc. In any event, the architectural plans for each house are subject to the final approval by Ronning Enterprises, Inc.