THE ESTATES AT WYNNWOOD

Building Guidelines

What are the minimum building requirements in WynnWood?

Ranch: 1800 sq. ft Main Level
One & one-half story: 1700 sq. ft. Main Level
Two Story: 1300 sq. ft. Main Level

Architectural Plan Review Process:

All construction plans or improvements must be submitted and approved by Jeff Seaman with JS2 Solutions prior to the commencement of any work being started on any lot. Such plans shall include at least the following: a site plan showing the location of the proposed Improvement; at least four (4) exterior elevations indicating flues or chimneys, type and extent of siding, roofing, other faces and/or veneer material; a floor plan; a foundation plan; a plot plan; a drainage plan; and the location of any septic system. Concurrent with the submission of the plans, the Lot owner shall notify the Declarant of the Lot Owner's mailing address. A plan review fee shall be made payable to JS2 Solutions. Approval Fee is due at the time plans are submitted for review. Jeff Seaman's contact information is as follows:

Jeff Seaman
JS2 Solutions

Jeff@JS2Solutions.com
Phone: (402) 740-1108

Once construction plans are approved, silt fencing needs to be installed prior to any dirt being moved.

Any outbuilding will be approved on a case-by-case basis depending on the size and contour of the lot. No outbuilding will be constructed prior to the primary residence being constructed.

All fences, walls, driveways, patios, patio enclosures, swimming pools, dog houses, tree houses, pool houses, antennas, satellite receiving stations, dishes, flag poles, solar heating or cooling devices, storage sheds or other external improvements, will need to be approved by the Plan Reviewer prior to construction.

Set Back Requirements:

Front yard	50 feet
Street side yard	50 feet
Interior side yard	25 feet
Rear yard	25 feet

Garage Regulations:

There is a Two Car Garage Minimum.

SID:

SID 319 has been formed to install utilities, streets and other public improvements.

UTILITIES:

Electric is OPPD
Gas is Black Hills Energy
Water is City of Gretna
Phone and Internet is CenturyLink Only
Sewer is Septic
No Mailbox fee

Building Timeline:

Construction of any Improvement must be completed within one (1) year after the date of commencement of excavation or construction of the Improvement

Fence Requirement:

All fences erected and installed on any Lot shall be constructed of wood, wrought iron, or other materials approved by Declarant.

Shingle Requirement:

All roofing materials shall be at least TAMKO Heritage 25-yeat shingles, or a similar style or brand of shingles approved in writing by Declarant or Plan Reviewer.

Exposed Foundation Wall:

Front elevations of all concrete or cement block foundation, if exposed, must be faced with brick, stone or other suitable materials

Roadside Ditches:

Roadside Ditches and culverts are to be maintained in their original condition. See paragraph 10 in the Covenants.

Construction Debris:

Each general contractor shall be responsible for keeping the project lot & adjacent lots clear of debris during construction.