



# GRUENTHER RIDGE

## Construction Guidelines

To protect the value of Gruenther Ridge and provide design consistency, all home plans, plot plans, and exterior materials used must be submitted for approval by the Declarant of the Gruenther Ridge covenants in advance of permitting.

### Plan Approval:

One set of construction plans and 1 plot plan that include foundation and drive elevations submitted to CCR Land, LLC, 22122 R and R Rd. Gretna, NE.

### Setbacks:

Gretna, Nebraska setback requirements under this zoning area:

25' Front	5' Side
25' Rear	15' Street Side

### Dwelling Size:

Main Floor minimum finished SF

- Single story ----- 1,500 square feet
- Story and one half ---- 1,200 square feet (minimum of 2,200 finished SF above grade)
- Two story ----- 1,200 square feet (minimum of 2,200 finished SF above grade)

### Roofing:

30 yr Heritage in Weathered Wood or Black. \*\*ALL OTHER TO BE APPROVED\*\* No three-tab roof shingles shall be permitted.

### Chimneys:

In the event that a wood-burning fireplace and/or flue is constructed as part of the dwelling or Improvement on a Lot in a manner so as to protrude beyond the outer perimeter of the front of the dwelling, the enclosure of the fireplace and flue (chimney) shall be constructed of or finished with, brick or stone.

### Exterior/Foundation:

- All foundations shall be constructed of cast-in-place concrete, concrete blocks, brick or stone.
- Front walls of a dwelling directly facing the fronting street on any Lot shall be covered with not less than 1/4 masonry, brick, stone, tile or stucco/EIFS (stucco board siding does not apply).
- Side or rear facing exposed foundation walls that face a street, such as the street side foundation walls on a house on a corner lot, must be constructed of or faced with brick, stone, tile or stucco/EIFS (stucco board siding does not apply).
- Hardboard Siding or declarant approval.

### Sidewalks:

A public sidewalk shall be constructed of concrete five (5) feet wide by four (4) inches thick in front of each Lot and upon each street side of each corner Lot. The sidewalk shall be placed six and a half (6.5) feet back of the street curb line and shall be constructed by the owner of the Lot prior to the time of completion of the main structure and before occupancy thereof; provided, however, this provision shall vary to comply with any requirements of the City of Gretna.

Sidewalks along Parkview Drive have a 5' sidewalk setback from the street curb line. This only applies to the lots side that is along Parkview Drive. This includes lots 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 135 & 136. All other sidewalk specs apply.

Trees:

At least one tree with at least 2.5 inch diameter caliper shall be placed in the front yard of the lot.

Fence:

Permitted with declarant approval. Wood, white vinyl, or black Iron - Materials not allowed: chain link, wire fences or any materials attached to a fence to provide screening.

Plan Review:

Plans must be submitted to the Plan Reviewer or the Declarant for approval prior to construction. A plan review fee in the amount of \$100.00 shall be paid to the Plan Reviewer or the Declarant at the time of submitting such plans.

Construction Impact Deposit:

Following approval of the submitted Improvement plans and prior to obtaining the executed surveyor certificate from the Declarant's surveyor and commencement of the construction of the dwelling on any Lot, a refundable \$500.00 Construction Impact Deposit shall be made payable to the Declarant, a person or entity designated by the Declarant, or a title company determined by Declarant, or its assigns and shall be held in reserve until completion and occupancy of such dwelling.

Construction Timeline:

Shall be completed within one (1) year from the date of commencement of excavation or construction. Any project under construction that needs an extension to the 1 year is to be submitted to the Declarant or Plan Reviewer for approval.

For further information on design, construction and exterior improvements, refer to the covenants for Gruenther Ridge or contact CCR Land, LLC at [management@cckrllc.com](mailto:management@cckrllc.com).

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Builder

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Buyer

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Builder

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[www.gruentheridge.com](http://www.gruentheridge.com)