Privada Estate Lot Design Guidelines

(Lots 68 thru 123)
Updated January 1, 2022

*****ENSURE ALL OF THESE ITEMS ARE NOTED ON SUBMITTED PLANS TO AVOID DELAYS IN THE APPROVAL PROCESS*****

1. **Minimum Finished Square Footage (Main Floor)**
    a. Ranch: 2,100 sf
    b. Two-story: 1,700 sf
    c. 1.5 story: 1,900 sf
2. **Setbacks:**
    a. Front: 30 feet
    b. Rear: 25 feet
    c. Side: 7 feet
    d. Street Side: 15 feet
3. **Sidewalks:**
    a. Five (5) feet wide offset 6.5 feet from back of curb.
4. **Driveways:**
    a. Concrete only; no asphalt. Minimum thickness: 4".
    b. All circle driveways must be shown on the plot plan and must be approved by the Architectural Review Committee.
    c. Driveways are restricted to 37' width at curb including flairs.
    d. Decorative concrete or brick pavers can be utilized as approved by the Architectural Review Committee.
5. **Architectural Elements / Building Materials:**
    a. All homes must meet a specific Architectural style and definition and styles and materials must be approved by the Architectural Review Committee. Encouraged and discouraged styles are shown in Appendix "A" Graphical Support for Design Guidelines. **Product specs and photos of materials need to be submitted.**
    b. Primary Materials:
        i. Brick
        ii. Natural stone
        iii. Stucco (Does not include stucco board.)
        iv. Windows / glass
    c. Secondary Materials:
        i. Horizontal lap siding such as James Hardie or LP
        ii. Board and batten siding
    d. All front facades must contain at least 55% primary materials with the balance in secondary materials.
    e. All side and rear facades with public views shall contain a mixture of primary and secondary materials to portray the Architectural style of the home and shall be approved by the Architectural Review Committee.
    f. All foundations facing public or private streets must be covered with primary materials.
    g. Vinyl siding or vertical sheet siding is not allowed.
    h. All reviews will be completed with a focus on the spirit of the overall requirements. Designs which meet only minimums on a whole may be denied.
6. **Shingles:**
    a. Heritage II or as approved by Architectural Review Committee based upon approved Architectural style.
    b. Color: weathered wood color, black, or as approved by the Architectural Review Committee based upon approved Architectural style.

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7. **Exterior Color:**
    a. All base and accent colors must be per the approved color palettes as per Appendix "A" Graphical Support for Design Guidelines, or as approved by Architectural Review Committee based on approved Architectural style of the home. This applies to initial painting of home as well as any subsequent repainting of the home.
8. **Attached Garage:**
    a. 3 stall minimum.
    b. Front facing garages must blend with the Architectural style of the home and be approved by the Architectural Review Committee.
    c. Placement of garage. Garage high encouraged.
9. **Fencing:**
    a. All fencing must be 6' tall wrought iron or aluminum as per Appending "A" Graphical Support for Custom Lot Design Guidelines. No vinyl, wood, chain link, or plastic.
    b. Puppy pickets may be added provided they are the same material and style as the fence and approved by the Architectural Review Committee.
10. **Exterior Trash Enclosures:**
    a. All trash receptacles much be stored within the garage.
11. **Guest Houses / Outbuildings:**
    a. No guest houses or outbuildings are allowed.
    b. No sheds are permitted.
    c. No dog runs are permitted.
12. **Landscaping:**
    a. All yard areas shall be sodded and irrigated. No seeding.
    b. All trees must be a minimum of 3" caliper.
    c. All original grading must be honored or otherwise approved.
    d. All features such as pools, decks, sport courts, patios etc. must be approved through landscape plan process.
13. **Street Trees:** See attached Exhibit "B" Street Tree Placement Exhibit
14. **SWPPP / Erosion Control:**
    a. A $1,500 SWPPP / Erosion control deposit will be collected from Applicant by the Declarant prior to issuance of signed lot certificate and placed in escrow.
    b. Applicant will be notified by Declarant or Declarant's representative of any SWPPP / Erosion Control violations including, but not limited to, mud in streets from home construction, missing or damaged silt fences, excessive overfilled dumpsters, damage to abutting lots, etc. Applicant will have 5 days to make repairs upon notification, and if not completed, Declarant will make repairs and be reimbursed for any repair costs from the escrow deposit plus a $100 administrative fee per occurrence.
    c. Failure to maintain lots for avoidance of noxious weed or other notices requiring immediate response will not receive notice in advance of Declarant making repairs.
    d. Remaining SWPPP / Erosion Control deposit will be returned to Applicant within 30 days of successful closing and declarant approval of site conditions.

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DESIGN REVIEW PROCESS

The design review for Privada Estate Lots will contain multiple steps to provide feedback on the proposed Improvements throughout the design and construction process. The required steps and submittal materials are listed below.

Electronic Submittals: Submit to website http://www.privadacenter.com/documentation/

Paper Submittals: Deliver plans and any fees to Restless Drive Development 1850 S. 72nd Street, Omaha, NE 68124, Attention Sam Hohman

a. Preliminary Concept Review (Electronic Submittal)
   i. Timing: upon completion of initial home plans.
   ii. Initial 4-sided home elevations, architectural theme;
   iii. Initial plot plan with home placement on lot and driveway location;

b. Design Review (Electronic and Paper Submittal)
   i. Timing: after Preliminary Concept Review and before building permit submittal and release of signed lot certificates.
   ii. Electronic and 2 hard copies of home plans;
   iii. Plot plan – Electronic and 1 hard copy including home placement, driveway, and other planned improvements;
   iv. Electronic and 1 hard copy of silt fence and other sediment and erosion control measures plan;
   v. Proposed overall color schemes for the Improvements. Final color selection is not required at this point, rather a color range of base materials and accent materials;
   vi. Exterior brick and stone material selections;
   vii. $250 review fee* made payable to Privada Residential Owners Association.

c. Landscape Review (Electronic Submittal)
   i. Timing: Within 180 days of Design Review approval.
   ii. Landscape plan;
   iii. Hardscape plan;
   iv. Site lighting plan;

d. Final Review (Site Walk with Builder)
   i. Timing: At least 30 days before resident occupies home.
   ii. Final color selections of all materials including painted surfaces, integral color surfaces, brick, stone, and any other colored exterior features;
   iii. Final site and landscape site walk;

e. Resident Stage Submittal Information (Electronic Submittal)
   i. Prior to installation of any exterior improvements including, but not limited to, fences, pools, outdoor living spaces, sports courts, etc., the Applicant must submit:
   ii. One (1) set of design plans depicting materials, specifications, colors, and any other pertinent information for review.
   iii. Site plan showing locations and dimension of existing and proposed improvements.
   iv. Review fee of $50 per review* made payable to Privada Residential Owners Association.

* In the event the Architectural Review Committee deems it necessary to retain outside consultants e.g. architect, engineer, to participate in review of plans, the reasonable fees of such consultants shall be the responsibility of the Owner requesting plan review.

Approvals/Disapprovals

The Architectural Review Committee shall review plan submittals in light of the conditions and restrictions in the Declaration, the Design Guidelines, and in relation to the type and exterior of improvements which have been constructed, or approved for construction, on the Lots. In this regard, Declarant intends that the Lots shall be developed as a residential community with homes constructed of high quality materials. The decision to approve or refuse approval of a proposed Improvement shall be exercised by Architectural Review Committee in a reasonable manner to promote conformity and harmony of the external design of the improvements constructed within Privada subdivision and to protect the value, character and residential quality of all Lots in a manner consistent with the Declaration. By way of illustration, and not of limitation, it is intended that the architecture of the residential structures constructed shall be consistent with the quality of architecture and construction found in The Prairies (Dropseed and Goldenrod areas), Windgate Estates, and Ranch View Estates 2 neighborhoods in Douglas County, Nebraska. Atypical improvements and home designs, such as dome houses, A-frame houses and log cabins, will not be approved unless the Architectural Review Committee determines that construction of these improvements will not be materially inconsistent with the scheme of development contemplated by the Declaration.

If the Architectural Review Committee determines that the external design and location of the proposed Improvement does not conform with: 1) the standards or requirements of the Declaration, 2) the Design Guidelines, 3) the surrounding improvements and topography, or 4) will not protect and enhance the integrity and character of all the Lots and neighboring Lots, if any, as a quality residential community, the Architectural Review Committee may refuse approval of the proposed Improvement. Any approval or disapproval of a requested action by the Architectural Review Committee shall be in writing. In denying any application, the Architectural Review Committee shall specify the reasons for such denial.

Failure of the Architectural Review Committee to Act

If the Architectural Review Committee shall fail to act upon any request submitted to it within thirty (30) days after a complete submission thereof in a form acceptable to the Architectural Review Committee, such request shall be deemed to have been approved as submitted for the applicable step of the design review process. Submission of incomplete plans shall not be considered valid submissions triggering the deadlines stated above and shall not be recognized by the Architectural Review Committee. Additionally, if any additional information is requested by the Architectural Review Committee, the approval time may be extended so as to allow for additional information and documentation to be presented to the Architectural Review Committee.

Review Meetings

The Architectural Review Committee may adopt rules of procedure, subject to review and approval of the Board of Directors of the Association. The rules of procedure shall include provisions substantially to the following effect:

(a) The Architectural Review Committee shall hold regular meetings as reasonably necessary. Meetings of the Architectural Review Committee may be called by any one of the members of the Architectural Review Committee;

(b) A majority of the members of the Architectural Review Committee present at any meeting shall constitute a quorum;

(c) The Architectural Review Committee shall maintain minutes of its meetings and a record of the votes taken thereat; and

(d) A copy of all minutes, rules, regulations, and policy statements of the Architectural Review Committee shall be filed with the records of the Association and shall be maintained by the Association. Except for copyrighted plans, documents, drawings, renderings, photographs and any other materials owned by a builder,

architect, or the like, the Association shall, subject to reimbursement for expenses and administrative overhead, make copies thereof available to the Members of the Association or shall make such minutes, rules, regulations, and policy statements available to any Member for copying; provided, however, unless otherwise required by law, the Association may dispose of any and all records that are no longer deemed reasonably necessary to be kept or maintained in the sole discretion of the Board of Directors of the Association.

EHXIBIT “A” GRAPHICAL SUPPORT FOR DESIGN GUIDELINES
ESTATE LOTS

SECTION 1: ENCOURAGED HOME STYLES

AMERICAN TRADITIONAL

EUROPEAN INSPIRED

MODERN PRAIRIE

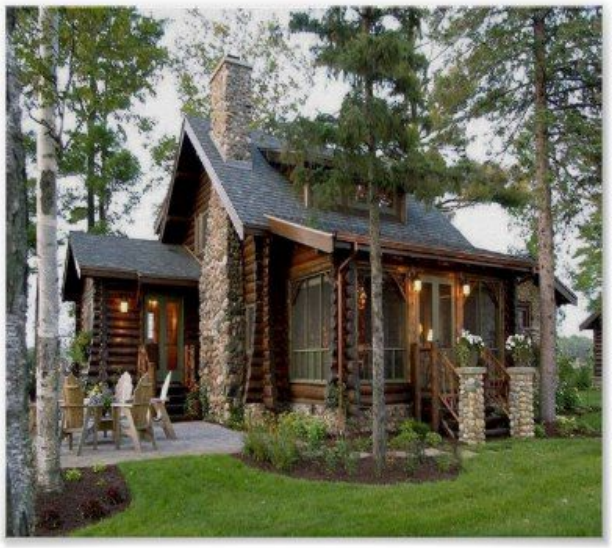
CONTEMPORARY

SECTION 2: DISCOURAGED HOME STYLES

EXPERIMENTAL

VICTORIAN

RUSTIC



SECTION 3: ACCEPTABLE FENCE STYLES

STANDARD FENCE

Fence must be 72” tall black wrought iron or aluminum in the following styles:

Ameristar Montage / Montage Plus (Majestic Style)

Ameristar Echelon / Echelon Plus (Majestic Style)

PUPPY PICKETS / DOG PANELS

Dog panels may be incorporated into the standard fences in a style similar to the below examples and upon approval of the Architectural Review Committee.

SECTION 4: PRE-APPROVED PAINT COLORS

Sherwin Williams – Neutrals Paint Family (Excluding SW 9176 Dress Blue and SW 9177 Salty Dog)

https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family#/active/color-wall/section/sherwin-williams-colors/family/neutral/

Homeowners → Color

Neutral Paint Colors

Neutral paint colors have become very popular over the past several years for their versatility and ability to pair with many other colors and materials. Gray paint color can be cool or warm. Cool grays tend to work well with modern interiors contrasted with pure white. Warm grays are more inviting and pair well with wood finishes and natural stone. Dark gray is dramatic and light gray soothing. Gray paint colors are perfect for any room including nurseries as it pairs so well with yellow, mint, pink and blue.

Explore all Paint Colors →

Find a color

Search by color name or number

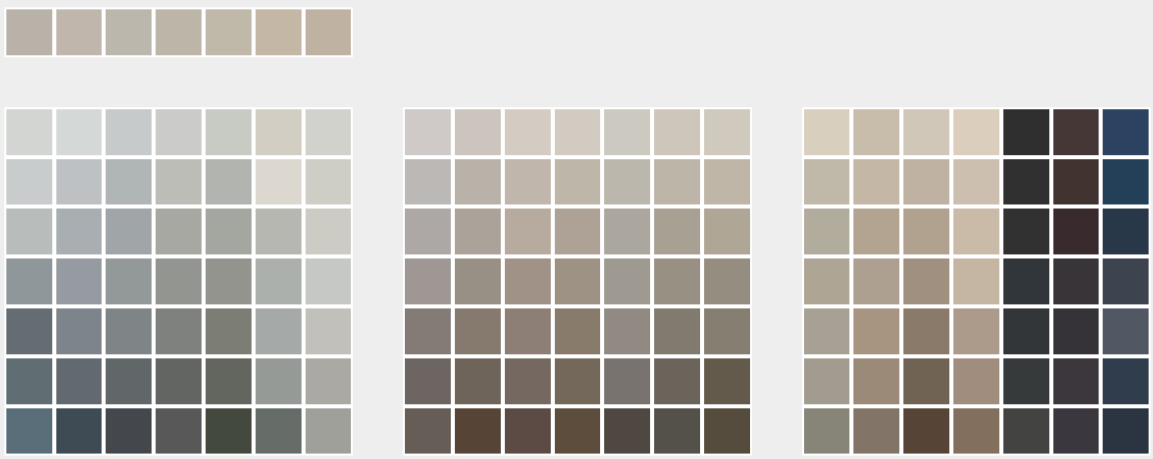


Exhibit B Street Tree Placement

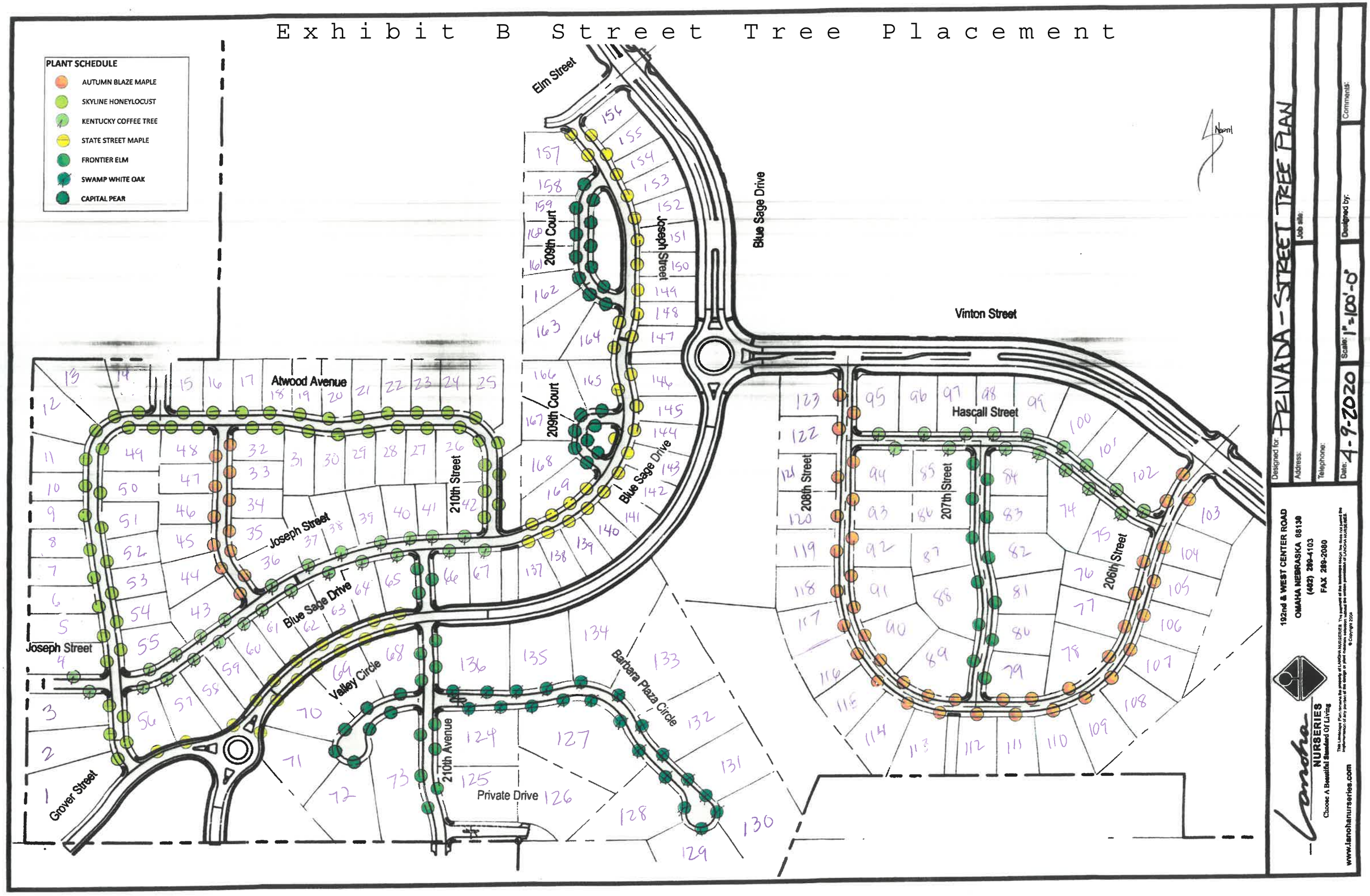


Exhibit B Street Tree Placement

Privada Tree Scape Plan

Lot Number	Autumn Blaze Maple	Skyline Honey Locust	Kentucky Coffee Tree	State Street Maple	Frontier Elm	Swamp White Oak	Capital Pear
1		1		2			
2		1					
3		1	1				
4		1	1				
5		1					
6		1					
7		1					
8		1					
9		1					
10		1					
11		1					
12		1					
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15		1					
16		1					
17		1					
18		1					
19		1					
20		1					
21		1					
22		1					
23		1					
24		1					
25		1					
26		3					
27		1					
28		1					
29		1					
30		1					
31		1					
32	1	2					
33	1						
34	1						
35	2						
36	1		1				
37			1				
38			1				
39			1				
40			1				
41			1				
42		2	1				

Exhibit B Street Tree Placement

43	1		2				
44	1						
45	1						
46	1						
47	1						
48	1	2					
49		3					
50		1					
51		1					
52		1					
53		1					
54		1					
55		1					
56		2	1				
57			1				
58			1				
59			1				
60			1				
61			1				
62			1				
63			1				
64			1				
65			1		2		
66			1		1		
67			1				
68					2		1
69							1
70							1
71							1
72							1
73					3		2
74			2				
75	1		1				
76	1						
77	1						
78	2						
79	2				1		
80					1		
81					1		
82					1		
83					1		
84			2		1		
85			1		1		
86					1		
87					1		
88					2		
89	3				1		

Exhibit B Street Tree Placement

90	2						
91	2						
92	1						
93	1						
94	1		1				
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96			1				
97			1				
98			1				
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132						2	
133						1	
134						1	
135						2	
136					2	2	

Exhibit B Street Tree Placement

137				1				
138				1				
139				1				
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157				2				
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161							1	
162							1	
163							1	
164				2			1	
165				1			1	
166							1	
167							1	
168							1	
169				4			1	
Totals	53	50	39	31	25	21	19	238