

VALLEY SHORES SUBDIVISION BUILDING GUIDELINES

1. Survey Certificate

Obtain from Century Development (402) 493-6165

2. Design Review Board

TPK & Associates

Attn: Mike or Jeff

DRB fee is \$150.00, made out to Three Points Lake Development

7561 Main Street

Ralston, NE. 68127

(402) 592-6968

Submissions must include

2- sets of complete plans

Exterior details of elevation, materials used for siding, cover of foundation, roofing description, color and site plan. Please consult pages 2, 3, 4, and 5 of your covenants for details.

3. Building Permits and Inspections

City of Valley – Michel Burns

203 N. Spruce Street, Valley, Nebraska 68064

Office (402) 359-2251

Fax (402) 359-2610

Must show the top elevation of your foundation on your building plans

For utilities information see page 3 of these Guidelines.

Minimum Finished Sq. ft. requirements

Ranch 1,800 sq. ft. finished on main level

1 1/2 Story 2300 sq. ft. finished with minimum 1500 sq. ft. on main level

Two & Multi Story 2,400 sq. ft. finished with minimum 1200 sq. ft. on main level

Foundation

Full Basement with window wells (**no walk outs**)

Height

No residence erected on any lot shall be more than thirty-five (35') in height

Garage

Each residence shall include at least an attached two-car garage

Materials allowed at Valley Shores

Foundation Walls

All exposed front foundation walls must be covered with brick, stone, EFIS or material approved by DRB. All corner lots with exposed foundation walls facing any side street shall be brick, stone, EFIS or material approved by DRB.

Roofing

Minimum pitch allowed is 6'/12' or as approved by DRB

Types allowed: Wood cedar shingles or shakes, slate, tile, or simulated shakes, of at least a 30-year composition asphalt shingle

Siding

Wood or Concrete (Hardi-plank) lap siding, E.F.I.S. or Stucco, Stone or Brick

Vinyl and Steel siding of a low sheen finish must be approved by DRB.

Colors: Earth Tones

Driveways

Concrete, brick, paving stone, or laid stone only

Sidewalk

A public sidewalk shall be constructed of concrete four (4) 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 (6) feet back of the 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.

Mailboxes – Specs and location of

Contact City of Valley Postmaster
402-359-2357

Landscaping and Lawns

Sod

Prior to occupancy, all front lawns, including areas between each residence and any adjacent street shall be fully sodded.

RTF Fescue is probably the best type of grass for lake lawns. It spreads, it is disease resistant, and it doesn't require as many chemicals as bluegrass does.

When you fertilize your lawn, you must use a fertilizer that does not contain phosphates. Phosphates do not deplete or breakdown, so they will leach into the lake and cause "algae problems". On a typical bag of fertilizer, there are three separate numbers. **The middle number is the amount of phosphate in the bag, so it should read "0" or "00".**

Trees

Minimum of one (1) tree of at least 2" diameter in the front yard of the Lot

Erosion Control Requirements

1. The first fifty feet (50') from the rear lot line must remain in sand.
2. The upper twelve inches (12") of the building portion of each lot is topsoil.
3. This topsoil, in areas to be disturbed by construction, is to be carefully removed and stockpiled for redistribution after construction is complete.
4. All grades from the front line of the residence must drain to the street.
5. Erosion control must be maintained during the construction period and until vegetation is established on the lot, to avoid run off of excavation and lot grading material to flow into the lake. A silt fence must be installed at the rear of the Lot along the beach line, and must be maintained during construction.

6. All rear down spouts should be discharged in an underground pipe to the water's edge.
7. Any type of wall or terrace installed to minimize beach erosion must be at least fifty feet (50') from the rear Lot line.
8. No excavation material shall be spread across any Lot in such a fashion as to change the grade, contour or drainage of any Lot.
9. No railroad tie retaining walls are permitted.
10. Any and all cement waste from cement trucks, etc., must be discharged on the same lot as being built on. Also, the use of an adjacent lot for storage of equipment, vehicles, or excavation is prohibited. Contractors must drive on or use their lot only.

Water Service Information

The City of Valley Nebraska provides both public water and sewer service for all Lots. A permit for connection to the Valley Shores' water and sewer systems is to be obtained from the City of Valley. Please check with them for price updates.

Water

1" tap \$ 300.00
 Capital Facilities Fee \$1,100.00

Sewer

\$ 300.00
 Capital Facilities Fee \$1,300.00

Meter Fee \$ 125.00

Upon payment of the City of Valley's connection fees a water meter and remote reader will be issued for required installation.

Natural Gas Service Information

Natural Gas Service is provided by Black Hills Energy . The natural gas main is located within the street right-of-way. Specific connection and service details are to be obtained directly from Black Hills Energy.

Telecommunication Service Information

Telecommunication service is provided by CenturyLink Communications. Underground telecommunication lines are located within the street right-of-way. Specific connection and service details are to be obtained directly from CenturyLink Communications.

Cable TV Service Provider

Cox Communications Call Cox for cable service and telephone availability 933-3000.

Electrical Service Information

Electrical service is provided by Omaha Public Power District (402)-536-4131. Underground electrical lines are located within the street right-of-way. Specific connection and service details are to be obtained directly from Omaha Public Power District.