

TITAN SPRINGS CONSTRUCTION GUIDELINES

DESIGN REQUIREMENTS AND MINIMUM SIZES

To protect the value of Titan Springs and provide design consistency, all home plans must have the approval of the Declarant of the Titan Springs covenants. The following guidelines have been set for construction of single-family residences at Titan Springs.

Plan:

- Plan approval to Kendel Homes, 1230 Royal Drive, Papillion
(2 sets of construction plans, plot plan, & landscaping plan)

Exterior:

- Brick foundations, fronts and street side(s) minimum
- Front elevations to be approved by declarant, consistent with other homes in area
- 6/12 pitch roofs and above
- Landscaping plans must be approved per the City of Papillion, 2 trees must be planted within 1 year of completion

Setbacks:

30 ft. Front	10 ft. Side
30 ft. Rear	15 ft. Street Side yard

Sizes & Styles: (Suggested minimums)

<u>1 & 2 Story Homes</u>	<u>Ranch</u>
1000 Sq.ft. main	1700 Sq.ft. total (Main Level)
2200 Sq.ft. total	

Roofing:

- Asphalt shingles, weathered wood in color.

Chimneys:

- Front of home and street side is to be clay-fired brick or stone, Direct vents ok, if no cantilever. All other sides can be covered with wood siding.

Fence:

- Permitted with Declarant approval only. No more than 6' in height. Wood, wrought iron, or plastic vinyl coated. No chain link fencing. Perimeter fencing to only be _____.

For further information on design, construction and exterior improvements, refer to the covenants for Titan Springs or contact Kendel Homes at 592-1050.

Buyer

Date