



Springfield Pines

Design Guidelines

SID #311

Plan Submission

Plan approval required in advance of permitting/closing.
Plot plan required in advance of permitting/closing.

Square footage Recommendation*

Ranch	1600 ft
Two Story	1200 ft on main level
1 ½ Story	1600 ft on main level

Front Build-To Line

Remember, this subdivision design concept, similar to Bellbrook, creates varying front setback lines. The separate lot sheets sent to you earlier shows the points to connect to establish your front setback. Surveyor's Certificates DO NOT identify the front build-to line.

Side/Rear Setbacks

Side: 7 feet
Rear: 25 feet

Siding/Color

No Vinyl
No Vertical (batten separators ok)
Neutral browns and grays

Facade/Roof

30% Brick or Stone, Heritage, Weatherwood (color)

Foundation

Brick/Stone (front) Brick/Stone (street side)
Brick imprinted foundation can be painted siding color as a substitute for brick/stone.

Outbuildings/Sheds

NOT allowed.

Fences

Lots backing onto Main St or to 132nd St MUST have a 6ft black metal vertical design specified by developer on the property line along the street. No chain link anywhere. All fence designs MUST be approved in advance.

*Some leeway will be given, but it is important to achieve superior appearance to production-style home exteriors.

Satellite Covenants, Conditions and Restrictions

Springfield Pines

Overview and Purpose

To clarify allowable equipment and placement of Satellite Systems and to establish procedures for obtaining Architectural Approval prior to installation.

Approval Process

1. Satellite locations, dish size and mounting configurations are subject to approval by the declarant (per Covenants)
2. Applicant shall provide a schematic drawing of the proposed location of the satellite dish and mounting fixtures for approval by declarant.
3. The name and phone number of local personnel installing the system shall be provided to the declarant with the schematic and request for approval. The primary vendors of satellite services are DirecTV, DishTV, Viasat (internet) and HughesNet (internet). These national vendors employ personnel or hire independent contractors for local installation. In some cases the satellite services vendor (four above) won't know who they will use to install until you actually order the system, thus you may provide the name and phone number of the local installer after the approval of your system.
4. A letter or email from the declarant will be sent to you either approving or denying the configured installation given us.

General Location and Equipment Conditions and Restrictions

1. In general, applicants are encouraged to position home-mounted equipment at the rear or sides of the home at the lowest possible elevations.
2. No satellite dish or mounting equipment may be located on the front facade of the home, on any front-facing roof plane, or any portion of the home facing the street

in front of the home.

3. Applicants are discouraged from mounting any equipment on the roof. If declarant allows roof mounting due to signal needs, no satellite may be mounted on a front roof plane. If mounting of a roof plane at the side of the home is allowed by declarant, the satellite and mounting equipment must be placed the rear third of the roof plane, and as low on the roof plane as possible.
4. Satellite dishes must have no dimension greater than thirty-three inches. Any runs of cable greater than three feet must be enclosed by a shield or conduit painted to match the siding of the home.
5. Generally, avoid black dishes and mounting components. Greys, faint blues, and subdued light colors are favored.
6. No more than two satellite dishes will be allowed.

Declarant

GDR, LLC, 3803 N. 153rd St., Omaha, NE 68116. (402) 614-9100