

BUILDING GUIDELINES

House Sizes

Minimum livable area, exclusive of garages, patios, porches, etc. shall be 2,000 square feet on lakefront lots and 1,600 square feet on off-lake lots. This square footage is on the main level of the house.

Garages

Two car garages or larger will be required on all lots. Four car garages and larger may be allowed on a case-by- case basis, however, it is the intent of the committee to disallow four car garages or larger when they appear to be merely storage units and not an integral part of the design of the house.

Grading

All storm water from front yard areas and driveways is to be diverted to Ponderosa Lake. Absolutely no drainage is allowed to the street area. Perforated pip is required. The same requirements apply to off lake lots. (Water from front yards and driveways cannot be drained onto the street.) Upon request, the architectural committee will assist you with the design and drainage.

Building Elevations

Homes are generally limited to single story, split level and two story provided the highest point is not greater than thirty (30) feet above mean or average natural grade through the building envelope. Exceptions to the maximum height restrictions would not be detrimental to any other homeowner in the area.

Lighting

All exterior lighting is subject to committee approval. **No under eaves spot lighting is allowed.** No lighting can be directed to Ponderosa Lake. No exterior vapor lighting is allowed.

Building Materials & Colors

Brick, stone, vinyl, steel, wood, EIFS, LP SmartSide or Jones Hard Ament Board sidings are recommended exterior finish materials. Other products must be pre-approved. Log Cabin materials are not acceptable. Exterior Wall colors and design are subject to approval.

Roofing Materials and Colors

Concrete tile, wood shakes, wood shingles, or limited lifetime warranty asphalt shingles are the only roofing materials approved at the present time. In the event that technology provides a new product that is not offensive to the character of the subdivision, consideration will be given to that product. In any event, the architectural committee must approve the color of concrete tile and asphalt shingles.

Mechanical and Solar Equipment

All heating and cooling equipment, including ductwork, must be located within the building. Ground-mounted equipment (compressors) must be concealed from view with an approved structure or approved landscaping. Solar equipment must be integrated into the design of the building. Retrofits must be ground mounted and properly screened from view.

Walls & Fences

Walls and fences are not allowed on the lakeside of a lot. All other fencing and walls are subject to approval by the committee. It is the intent of the committee to not allow or approve walls or fences, which could create a blockage of view from adjacent properties. Absolutely no chain link fences or like material will be allowed. Off-Lake Lots may have a fence in the back yard of the same style and type as approved at 137 Ponderosa Drive. This style fence was purchased at Hurricane Fence located on East Hwy 30.

Landscaping

All landscaping is subject to approval. Trees are encouraged, however, cottonwoods are not allowed. Trees with broad leaves that will blow into the lake are discouraged and no trees other than ornamental dwarf trees can be planted near the edge of the lake. Trees that can grow into large trees develop large root systems which will damage retaining walls and block the view of the lake. All landscaping must be completed within six months of occupancy. Yards must be seeded or have sod installed within the same time period.

Retaining Walls

This is one of the most important projects you will undertake in the construction of your new home. To avoid headaches later, please review this process with the Architecture Committee before you start this project. All lakeside lots must have installed, a retaining wall made of Keystone (or an alternative approved manufacturer). The blocks must be a buff color to match existing walls surrounding the lake. An elevation of that wall has been established around the lake and must be maintained. The wall must attach to existing walls on adjacent lots. This wall must be completed no later than the completion date of your home. Additional retaining walls about the lake wall used to terrace your property must not exceed fifty-eight inches in height. It is recommended that walls be installed prior to the construction of your residence. Permission to use neighboring lots for ingress and egress of materials must be obtained from the owner of that property. Upon completion of your wall, that adjoining property must be restored to its original condition. (This included reseeding if necessary.)

Easements

Before any excavation occurs, consult with the City of Grand Island Building Department regarding the location of utility easements. Buried in the easements are sewer, water, gas, telephone, cable TV and high voltage electrical and street lighting lines. Request information regarding the current procedure to have all utilities located on the property.

TV Antennas & Satellite Dishes

Exterior television, radio, CB or other antennas of any kind are not allowed. Large Satellite dishes are not allowed, however, a small 20" dish installed low to the ground is permitted.

Construction Vehicles

UPON SELECTION OF YOUR CONTRACTOR, PLEASE ADVISE HIM OF THE FOLLOWING: Now that the northern half of the development has been completed and is a residential area, All construction company vehicles, employee vehicles and delivery trucks must use the Schimmer Road Entrance off Highway 281. Do not use the Main Entrance (Rae Road) as the final lift of blacktop has been installed and delivery vehicles are too large to turn the corners at the main entrance. The curbs at the main entrance have already been damaged by delivery trucks.

Construction Completion Schedules

Home construction should be completed within twelve (12) months of commencement.

Landscaping should be completed within six (6) months of the completion of the residence.

Construction Debris

During construction, an approved site container is required for all construction debris. It is imperative that all debris be confined to this container. Please keep the construction site clean and tidy to avoid materials blowing into the lake or onto other properties.

Neighboring Lots

Absolutely no use of or disturbance of neighboring lots is allowed without prior approval from the owner of the affected lot.

DISCLAIMER

Neither the Ponderosa Lake Estates Committee of Architecture, nor any member of the committee, nor the Board of Directors, nor members of the Association shall be liable in damages to anyone submitting plans to them for approval or to any other homeowner that may be affected by any actual alterations or improvements approved or otherwise.

Every Owner of other Person who submits plans to the Committee for approval agrees, by submission of such plans and specifications, that he/she will not bring any action or suit against the Committee nor any member thereof to recover damages.

Approval by the Committee or any member thereof shall not be deemed to be a representation or warranty that the Owner's plans or specifications or the actual construction of any improvements comply with applicable governmental ordinances or regulations.

Improvements & Alterations

No improvements, alterations, excavations, grading, landscaping or other work, which alters the exterior appearance of any Residence, shall be done without prior written approval of the Ponderosa Lake Estates Committee of Architecture.