

**Thumbnail Covenants - Guideline**

**Minimum Floor Area for Pond Lots:**

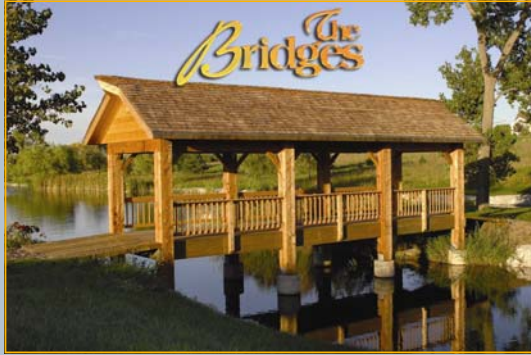
- Ranch 1800 Sq. ft.
- 1 ½ Story 2200 square ft.
- 2 Story 2600 sq. ft

**Minimum Floor Area for Wooded Lots:**

- Ranch 1600 Sq. ft.
- 1 ½ Story 2000 square ft.
- 2 Story 2400 sq. ft

**Minimum Dwelling Setbacks:**

- Front & Rear 30 feet
- Side Yard 7.5 feet
- Average Width of Lots over 150'



Geothermal Heating/Cooling systems through ClimateMaster, Carrier & Bryant.

**Exterior:**

- Foundation walls to be covered by brick, stone veneer or natural stone.
- Front & Sides of Residence & accessory building (1 allowed) to be faced and sided with 60% brick, stone veneer or natural stone, rear-side to be 30% of same.
- Lap Siding exclusively James Hardie fiber cement board, recommended 4-6 inches, not to exceed 70% on any wall area.
- Andersen Series 400 Windows & Doors with a large variety of color choices.
- Side entry garage preferred, front loading to be recessed 3 ft. from home.
- Solar panels to be mounted flush with the roof, architectural evaluation - optional.
- Propane Tanks buried or screened.

**Roofing:** Architectural style products, roof pitch minimum 5:12 or as determined by architectural review according to style.

**Fencing:** Underground fencing for pets, ornamental fencing allowed up to 5 ft. in height, except around a swimming pool, and inside lot lines, subject to approval.

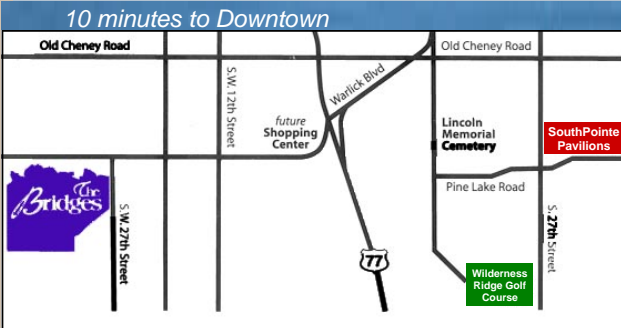
Association dues estimated \$100/month from occupancy.



**Ask About Available Tax Credits**

*A Unique Community With Woods Or Water, Out Your Back Door.*

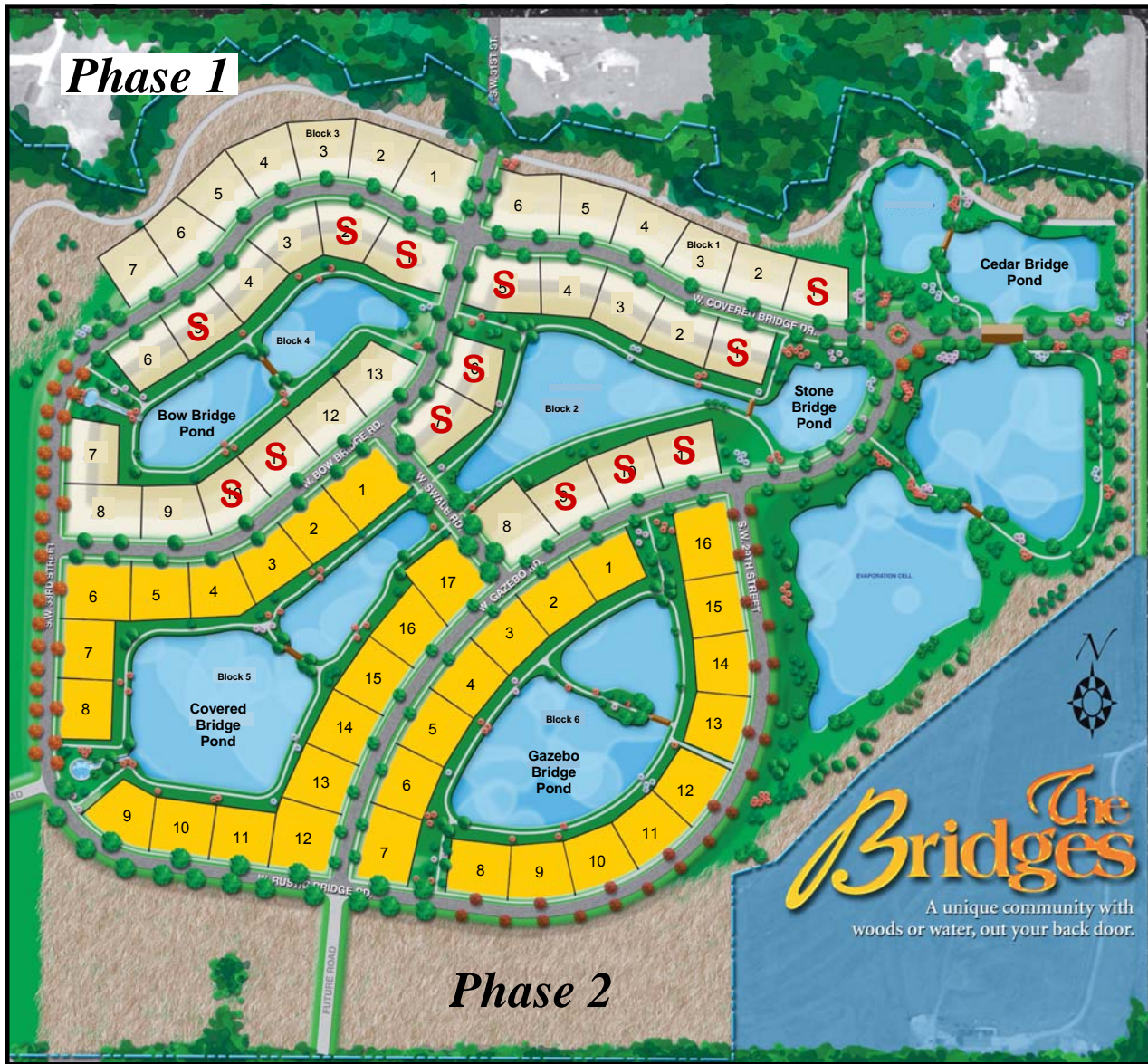
*Lots in the \$80's ~ Homes starting in the \$380's*



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**Geothermal**

*Energy Savings & Environmentally Friendly*

At The Bridges, your backyard is not only a natural delight, but also a money-saving, environmentally friendly energy source designed to support geothermal systems to heat and cool your home, plus provide the majority of your home's hot water, reducing your monthly utility bills by 30-70%. Your geothermal system can pay for itself in 3-5 years, and after save hundreds of dollars in reduced heating/cooling costs. Geothermal is recognized by the US EPA as the most environmentally-safe, cost-effective heating and cooling systems on the market.

**Miles of Paved Trails, Waterfalls & Uniquely-styled Bridges**

*Nature's perfect setting*

Experience country quiet and the ambiance of days gone by as you walk miles of paved trails around the ponds and over the bridges that are named appropriately for the style of bridge on each: Covered Bridge Pond, Stone Bridge Pond, Bow Bridge Pond, Cedar Bridge Pond and Gazebo Bridge Pond.

**Great Fishing**

*Out your back door*

The Bridges is the only neighborhood in the area to feature five fully stocked ponds enhanced by bubbling fountains, aerators, and fish feeders.

Your option to build your home to Green Build Standards for up to zero net utility usage. The perfect subdivision for today and into the future.



**Lots are Available Now!**

Block	Lot	Price
1	1	SOLD
1	2	94,500
1	3	89,500
1	4	89,500
1	5	89,500
1	6	94,500
2	1	SOLD
2	2	109,000
2	3	109,000
2	4	109,000
2	5	SOLD
2	6	SOLD
2	7	SOLD

Block	Lot	Price
2	8	115,000
2	9	SOLD
2	10	SOLD
2	11	SOLD
3	1	94,500
3	2	89,500
3	3	89,500
3	4	89,500
3	5	89,500
3	6	79,500
3	7	79,500
4	1	SOLD
4	2	SOLD

Block	Lot	Price
4	3	109,000
4	4	109,000
4	5	SOLD
4	6	115,000
4	7	115,000
4	8	115,000
4	9	109,000
4	10	SOLD
4	11	SOLD
4	12	115,000
4	13	115,000
5-6		Phase 2

Future Development Phase 2 - Call for questions