



Frequently Asked Questions

June 2011

Location, Schools and Services

Where is The Bridges located?

The Bridges is conveniently located in Southwest Lincoln just off the corner of SW 27th and W. Denton Rd. You enter the community through the 80ft classic covered bridge on SW 27th.

How conveniently located is The Bridges to Downtown and other parts of Lincoln?

The Bridges is just 10 minutes from Downtown Lincoln via Coddington Blvd and Rosa Parks. The Bridges is even closer to the major shopping and business areas such as South Pointe via W.Denton Rd that turns into Warlick Ave and connects with Old Cheney for routes across town. Both of these routes have little or no commute traffic.

What is the easiest way to get to The Bridges?

From Downtown Lincoln head south on 9th St merge right onto Rosa Parks which turns into Coddington Blvd after it crosses Highway 77, following Coddington till it dead ends into W. Denton Rd and turn right, till you hit SW 27th and make a left, followed by your first right into The Bridges.

From Central or SW/SE Lincoln take any road to Old Cheney, head west until Old Cheney hits Warlick Avenue, turn left, and follow Warlick till it crosses Hwy 77 and turns into W. Denton Rd. Follow W. Denton till you hit SW 27th and makes a left, followed by your first right into The Bridges.

Please see the map on the website under the tab "Location Map" or you can use the address 3111 West Covered Bridge Drive, Lincoln, NE 68523 on google maps or similar app.

When is The Bridges available to see?

You may self-tour the development at any time without appointment. Our model home, the Zero Energy home at 3111 West Covered Bridge Drive is **open every Sunday from 1-2:30pm** and staffed with someone that can answer your questions or assist you with lot or homebuilding information. If you would like a personal tour, please call Mike Rezac at 402 610 2746 or the office at 402 477 8844 or by email at rezaconstruct@aol.com

Where are the closest services and shopping areas for basic needs like groceries, furnishings, restaurants, etc?

There is a Russ's grocery store conveniently located just minutes down Coddington Blvd. There are many other numerous shopping, restaurant and grocery options in the South Pointe area.

In which school district is The Bridges located?

The Bridges Development is located within the Lincoln Public Schools District.
Elementary: Adams
Middle School: Scott
High School: Southwest Lincoln

Lot Information

How many lots are in the development?

Currently, The Bridges plan consists of 70 lots, with 33 Phase One lots completed and 37 Phase Two lots to be completed after the majority of Phase One is sold.

Lot Information (cont.)

How many lots have been sold?

About half of the initial phase one lots have been sold.

What lots are available at the Bridges?

We have a variety of lots at 5 different price points, from entry level wooded lots to prime waterfront lots. There are several areas on the website to click and print a current site map of the lots available but please call us if you are interested in a specific lot as this is always changing.

What size are the lots?

Most of the lots are a half acre. Some of the premium wooded and waterfront lots are slightly larger as well as about larger common areas that provide even greater space and privacy.

Are they walkout lots?

Yes. The majority are all are walkout lots designed to take advantage of the waterfront and creek access.

What is the price ranges of the lots and homes?

Lots range in price from \$79,500 to \$115,000 allowing a buyer to build a completed home from the \$300's and up.

When can I see The Bridges?

You may self-tour the development at any time without appointment. Our model home, the Zero Energy home at 3111 West Covered Bridge Drive is **open every Sunday from 1-2:30pm** and staffed with someone that can answer your questions or assist you with lot or homebuilding information. If you would like a personal tour, please call Mike Rezac at 402 610 2746 or the office at 402 477 8844 or by email at rezaconstruct@aol.com

How can I purchase or reserve a lot @ The Bridges?

Feel free to contact us via our website or the following numbers:

Mike Rezac 402 610 2746 Office 402 477 8844 rezaconstruct@aol.com

Mary Williams 208 721 1208 marywills15-thebridges@yahoo.com

Building at The Bridges

Is the Bridges open to any builder?

Yes. The Bridges is open to any builder. Please call to schedule a tour with your builder to assist you in selecting the perfect lot for your new home or Mike Rezac, our builder/partner will be happy to meet with you on site at no obligation. **Mike Rezac cell # 402 610 2746 or rezaconstruct@aol.com.**

Is this a Green Build only development?

No. While we encourage everyone to use green and sustainable products in the design and building of your home, we do not require that you build green. The geothermal system is our only requirement.

Are there minimum or maximum home sizes that can be built at The Bridges?

While all of the lots will accommodate most any size home, the wooded lots have a minimum square footage of 1600 single-story which gives the most flexibility for buyers looking to build a smaller home or working within a specific budget. The waterfront lots have a minimum square footage of 1800 single story which still allows great flexibility either direction.

Are there impact fees assessed at The Bridges?

No. There are no impact fees for building at The Bridges.

Building at The Bridges (cont.)

If I buy a lot now, do I have to build right away?

No. We do not require that you build within any time frame. We do ask that once you start building, you complete your project within one year.

Can I buy two lots and combine to one home site?

Yes. Subject to city/county approval and The Bridges architectural committee review and approval.

What are some of the guidelines for designing a home at the Bridges?

We have tried to keep the architectural requirements very simple and reflective of the nature of the development. You can review the building covenants on our website .You can also download a copy. All home plans go thru an approval process with our architectural review board prior to building. A landscape plan is also required.

Can I have an additional building or structure besides my home?

The current CCR's allow for one outbuilding up to 800 square feet.

Financing Availability

What kind of financing is available for lot purchase or construction loans?

The Bridges lender, Cattle National Bank and Trust is providing 3.25% interest loans for lot and/or construction loans for qualified buyers. Please contact Matt Minchow at 402 434 7406 or matt@cattlebank.com for the most current programs

Living at The Bridges

The Bridges was designed to allow for extensive individual space combined with large areas of community and common area, the best of both worlds. The paved walking paths around the ponds and the bridges throughout the development are common area for all homeowners to use and enjoy.

Who is responsible for the common area maintenance?

The development is currently handling the common area maintenance which includes the ponds, bridges, shore area around the ponds not part of individual lots. As more homeowner's move in and lots are sold this will be turned over to the The Bridges homeowner's association to manage.

Is there a homeowner's association and what are the fees?

Yes there is a Bridges homeowners association that will oversee the property and common area issues and maintenance. Currently we are projecting \$100 per month for HOA dues and coming in at half of that for 2011.

The Ponds

The ponds are designed for homeowner recreation and enjoyment as well as providing the basis for our geothermal system.

Are there fish in the ponds?

We have stocked each of the ponds with a different variety of fish to provide world class recreational fishing for The Bridges homeowners as well as to keep the ponds healthy and vibrant. The fish include bass, bluegills, wipers, sunfish, perch, catfish and trout.

The Ponds (cont.)

Can I have a boat for use in the ponds?

Yes that is the current plan, any non-motorized crafts will be allowed on the ponds subject to any homeowner's association rules or guidelines that are elected or agreed upon. Crafts such as row boats, canoes and paddle boats are acceptable.

Can you swim in the ponds?

With the geothermal equipment located in the ponds, they are not really designed for more than wading in the shallow areas.

Can the ponds be accessed by the general public?

No. Use and access to ponds are homeowners and guests only. Any guest must be accompanied by the homeowner at all times.

How are the ponds fed and kept full?

The Bridges development was specifically designed and engineered to capture all the rainwater runoff from the property. There are several large irrigation farm wells that have been in operation on the property for many years that we used to fill the ponds and will be used to support the pond levels in low water times.

Are there any reasons to be concerned with water issues because of the ponds?

No. Current building codes and standards protect against any flooding or water related issues. All homes will qualify for LMO (lowest measurable opening) certification. There are no existing flood plain issues and flood insurance will not be required.

Geothermal

How does the Geothermal Heating and Cooling System work?

For more information on how these systems work and how efficient these systems are, please go to our homepage and click through to the geothermal tab. We also have a cost comparison for conventional vs. geothermal that show actual cost savings and tax credit incentives for using geothermal over conventional systems. We also encourage you to talk to the professionals at Action Plumbing and Heating for more information.

Wells and Septic

What is the water service for the development?

Each lot will have its own individual well. We have excellent water quality and tests for your review.

What kind of sewer system does the development have?

We have designed an environmentally sound waste management system with state of the art, sand filtered underground treatment system. There is no discharge into creeks or ponds. Septic lines designed to be hooked up to city system once the area is annexed.

Utilities and Communications

What kinds of power and energy options are available at The Bridges?

Norris Public Power is the electrical utility. Propane is available provided the tanks are buried or screened. Solar panel systems are acceptable in addition to the geothermal system.

What kind of phone, television and internet capabilities are there?

Windstream, Time Warner, and satellite based service providers are available at The Bridges.