



# Lakefront Walkout Lots

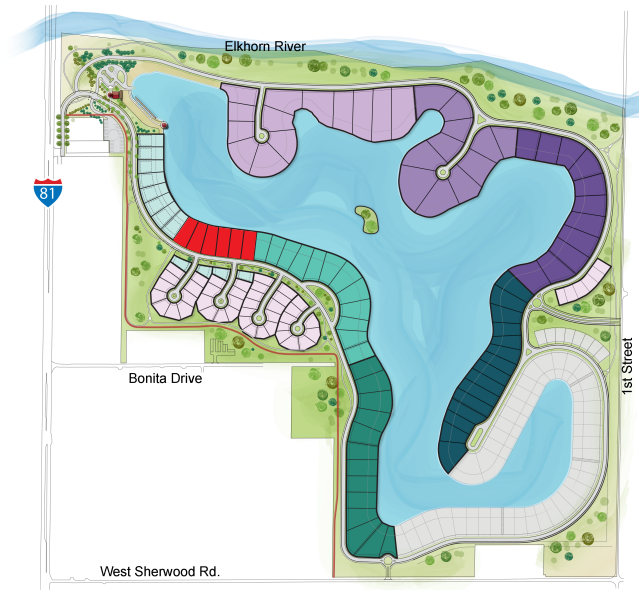
## Home Size

Main floor finished living area square footage requirements for each home type have been established. A finished living area is considered a space intended for human occupancy, exclusive of garages, storage area, attic finished or not, porches, deck and patio.

Minimum Main Floor Finished Living Area	
Home Size	Sq Ft
1 Story	2400
1.5 Story	2100
2 Story	1800

## Architectural Guidelines

Each owner shall submit for review to the Architectural Committee an application for a proposed residence. The Committee, in its sole discretion, shall review and approve each proposed residence to ensure all improvements comply with Medelmans Lake's Declaration of Covenants, Conditions, Restrictions and Easements.

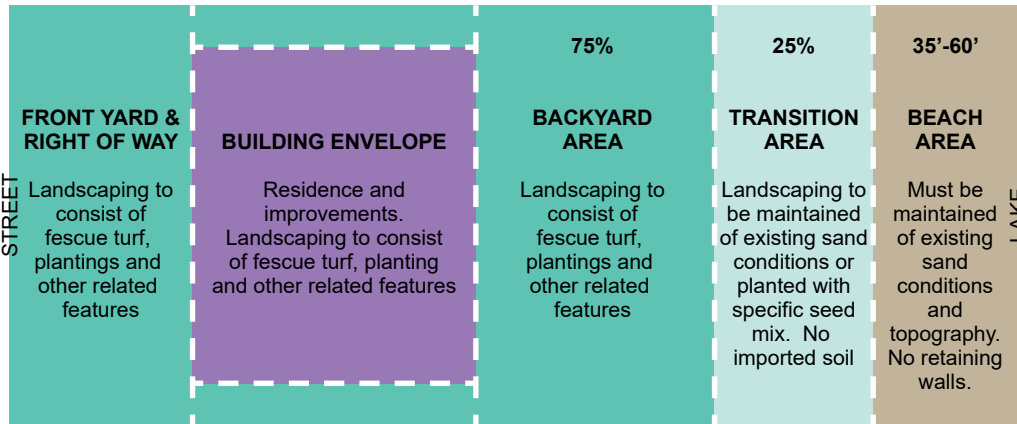


## Building Envelopes

See Cross Sections/Setbacks document.

## Driveways

All Driveways shall be constructed of concrete, brick, paving stone or laid stone.



## Fencing

All fencing must be approved by the Committee prior to installation and may only be located in the backyard area of the lot. Fencing has a maximum height of four feet (4'). Six feet (6') is allowable with special approval from the Committee.

## Landscaping

The landscaping plan must be submitted to the Architectural Committee with the proposed residence plan and must include a minimum of three (3) two inch (2") deciduous trees in the front yard. To promote the principles of site consistency, both the front and rear yard and building envelope must be landscaped with turf, plantings and related features.

This document serves as a general communication for Medelmans Lake. This document does not serve in replacement of the Declarations of Covenants, Conditions and Restrictions or Purchase Agreement, and it is highly recommended that all involved parties have read and understand such documents. The information presented in this document is subject to change without notice or obligation and at the sole discretion of the declarant.

Patty Roeder - Realtor RE-MAX Associates (402) 649-8844  
 Paul Medelman - Developer (402) 649-8855  
[www.medelmanslake.com](http://www.medelmanslake.com)  
 1100 Miles Drive | Norfolk, Nebraska 68701

