



Architectural Review Committee . Main Contact: Lake Manager, Rich Melkus (402)510-9039

Criteria for Plan Approval:

- Required MINIMUM main floor square footage for ranch and 1.5 story must be above: 2200 sq ft.
- Required MINIMUM main floor square footage for 2 story must be above: 1800 sq ft.
 - *Classification of a 2 story would be NO bedrooms on the main.
- Minimum 3 car garage
- All submitted plans must include site plan with all set-back requirements met.
 - From edge of seawall: to any retaining wall minimum 40' and must maintain a low slope grade.
 - From edge of seawall to foundation of home minimum 60'
 - Minimum from setback from road 30'
 - Side property setback 7'
- Minimum 50 year shingles – No wood shake.
- Brick, Stone or Stucco must be present on at least 30% of front home.
- Poured concrete foundations must be brick pattern and painted or covered in masonry.
- House colors must be neutral earth tones on body of home – tans & grays.
- Silt fences need to be present at the start of construction and until final grade and sod is placed. Recommend 15' away from seawall.
- If solar is being considered – additional approval will be required.

Requirements for Approval:

. \$2500 REFUNDABLE Builder Deposit:

Effective September 1, 2015 The Newport Landing Homeowners Association requires all builders or owners to provide a Builder deposit that may be used to repair and/or clean construction debris from surrounding areas & out lots during home construction period. If builder properly cares for surrounding properties including streets, curbs & landscape the deposit may be returned in full. Lake Manager must be notified of completion of home and after satisfactory review of job site the deposit (minus fines) may be returned to builder or owner.

Send to: Newport Landing Homeowners and Lake Association, P.O. Box 171, Bennington, NE 68007

. Grading Plan Approval Letter:

Building and Site Plans must be reviewed and approval by Thompson, Dreessen & Dorner, Inc. (TD2) our preferred engineering firm. Upon satisfactory review, TD2 will provide an approval letter to Newport Landing Architectural Review Committee. This letter is required as part of the Plan Approval Process. If home is NOT built according to approved specifications the HOA board reserves the right to place a lien on property until issue is resolved.

. Architectural Review Committee Approval:

Submit your plans to: <https://www.newportlandinghoa.com/design-review> The Newport HOA Board Members will review the electronically submitted home plans. Approval requires 5 “Yes” votes in combination with Builder Deposit and Grading Approval Letter listed above. This Process May Take Up to 30 Days for Full Review. Please plan accordingly.

Additional information:

- All docks must be free standing & CANNOT be attached to the seawall. Stationary & floating docks are acceptable.
- If dock has a stationary/solid built cover structure must be approved to meet height requirements and can only cover boat slips. Any additional structures must have special Architectural Review & Approval.
- Landscaping plan must be approved prior to final grading to ensure distance of retaining walls from seawall, drainage into lake & grading plan was followed.
- As of September 2014 Douglas County charges a one-time fence permit fee based on total sq foot of fence.
- Separate SID connection fee is required prior to building. Paid to: Pansing, Hogan, Ernst & Bachman, LLP – Call Allison at (402) 392-3534 for current connection fee and requirements.
- All Home and Lot owners are responsible to pay annual HOA Dues of \$1,100 plus the cost of annual mowing of vacant lot. Mow approximately 4-5 times per year = \$50/mowing (depending on size of lot) Billed directly to Owner.