Attachment F

Hillside Estates Minimum Requirements
27 Total Units

(For a more detailed summary of requirements, Covenants will be provided upon request)

LMI Townhomes (single family attached) 10 units
LMI Houses (single family detached) 4 units

--LMI housing will consist of 14 total structures (10 Townhomes and 4 Houses)
--Minimum requirement of 1200 square feet
--Minimum requirement of 3 bedrooms and 2 bathrooms
--Maximum purchase price of $165,000
--LMI Townhomes will be slab on grade only
--Minimum requirement of one garage stall for Townhomes
--Minimum requirement of two garage stalls for Houses
--Spec homes with predetermined finish packages

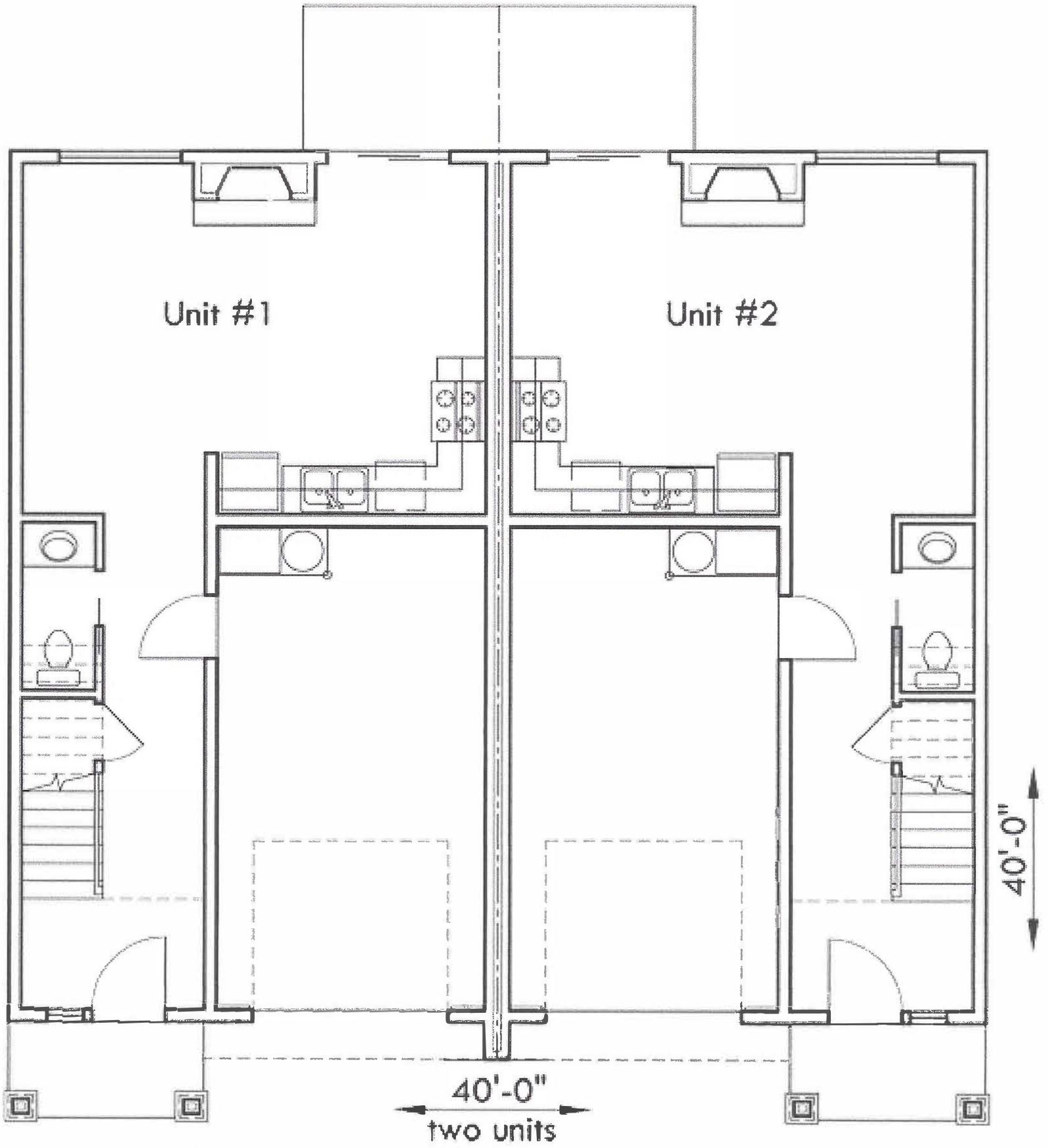
OPEN MARKET Townhomes (single family attached) 4 units
OPEN MARKET Houses (single family detached) 9 units

--OPEN MARKET housing will consist of 13 total structures (4 Townhomes and 9 Houses)
--Target minimum requirement of 1300 square feet for ranch plans with unfinished basements
--Target minimum requirement of 1600 square feet for ranch plans, slab on grade
--Target minimum requirement of 1700 square feet for two-story, slab on grade
--Target purchase price of $240,000-$260,000 depending on semi-custom upgrades
--Finishing basements will be an optional upgrade
--Minimum requirement of two garage stalls
--Spec homes with predetermined finish packages and semi-custom options

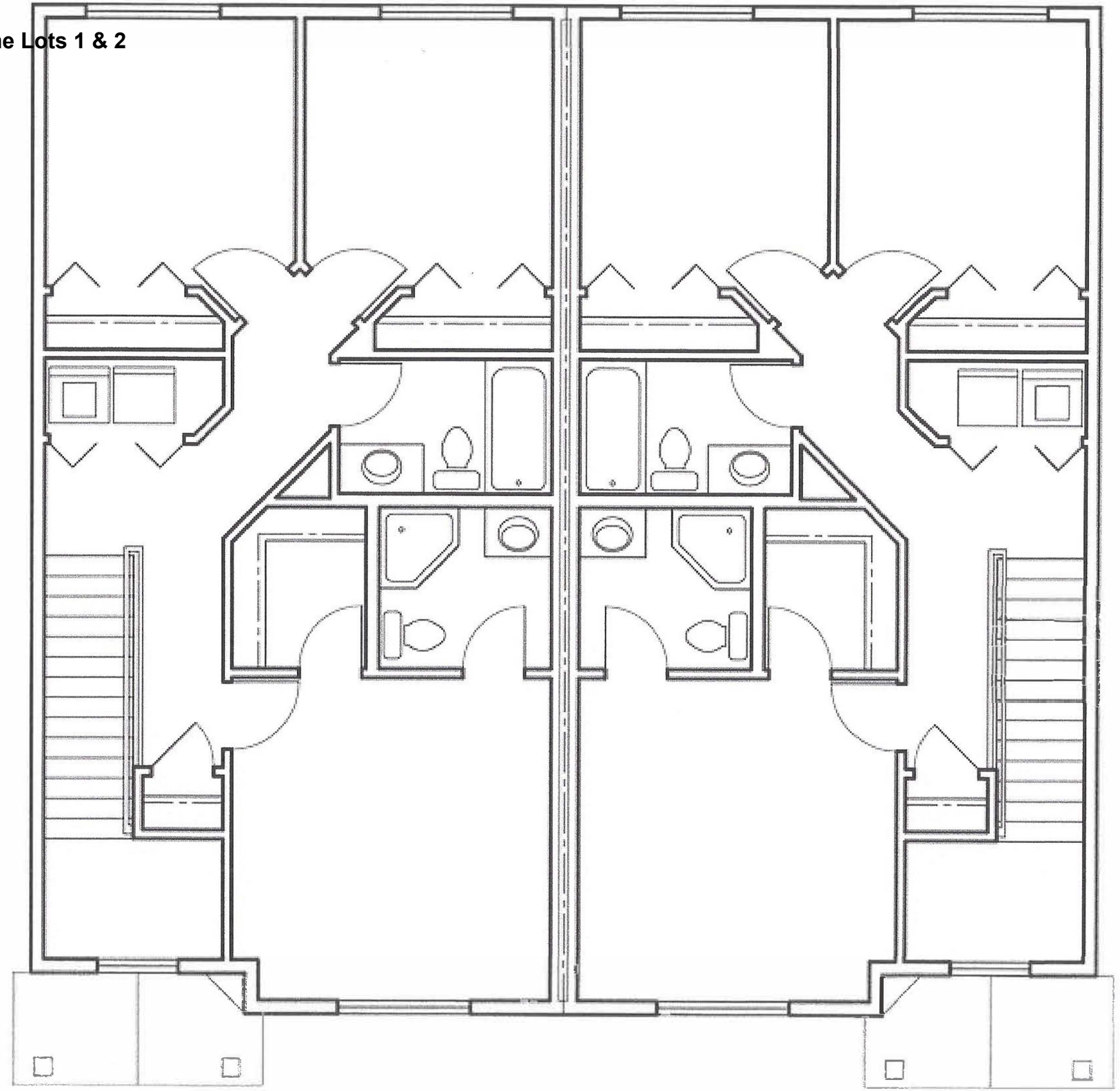
Townhome Lots 1 & 2



Townhome Lots 1 & 2



Townhome Lots 1 & 2

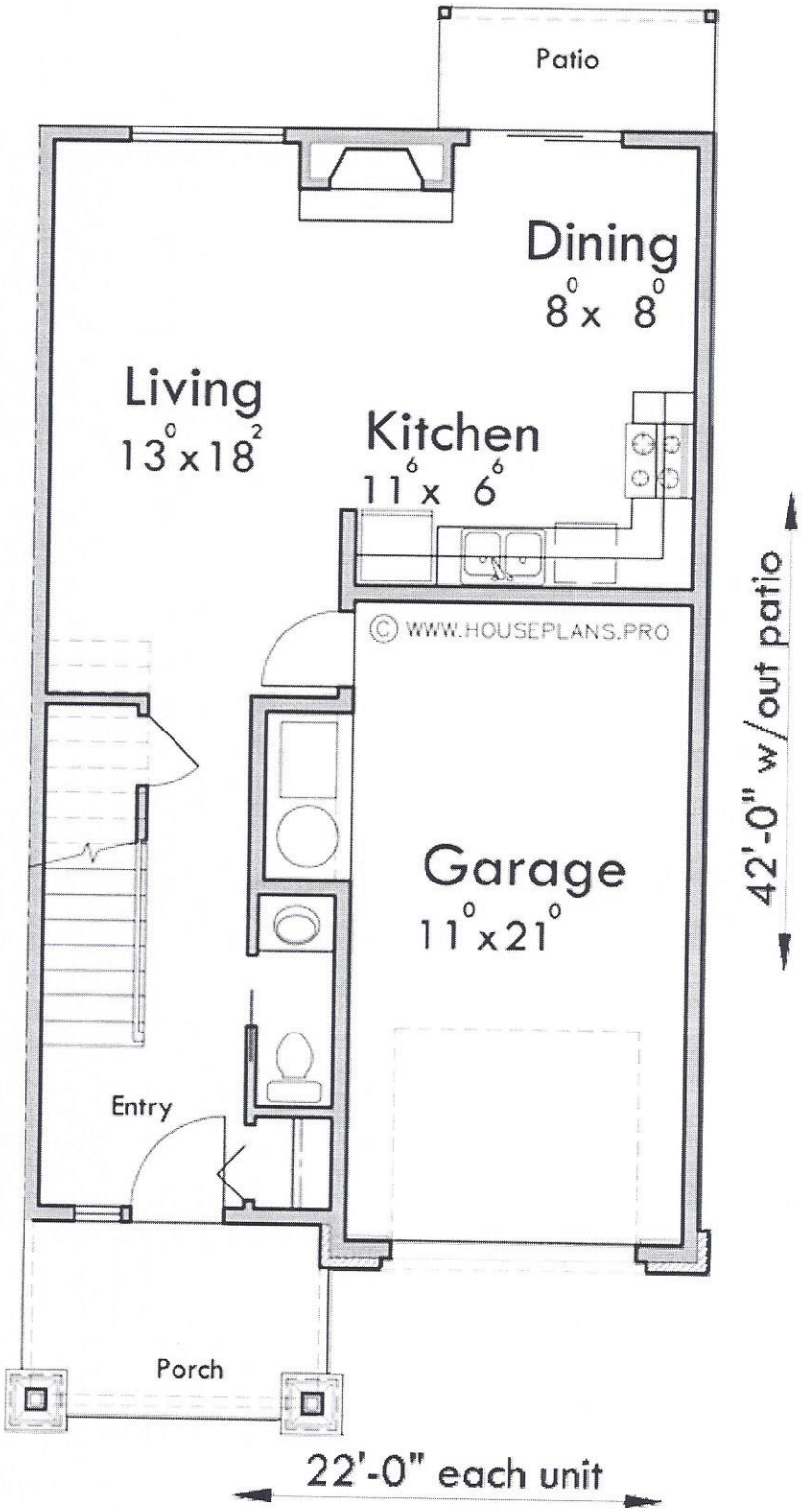


Townhome Lots 3 & 4 and 24 & 25

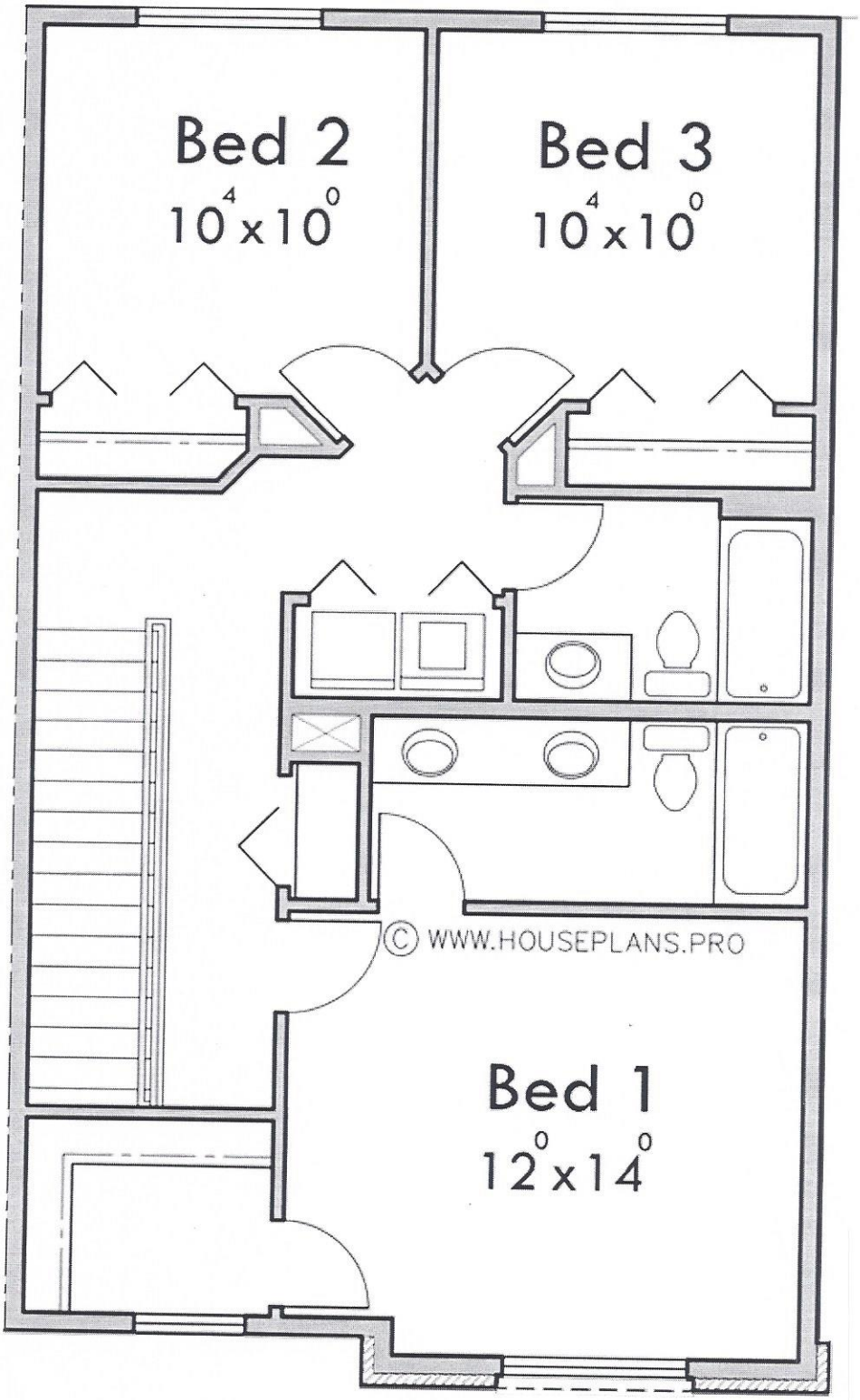
3/4 5/6 24/25



Townhome Lots 3 & 4 and 24 & 25



Townhome Lots 3 & 4 and 24 & 25

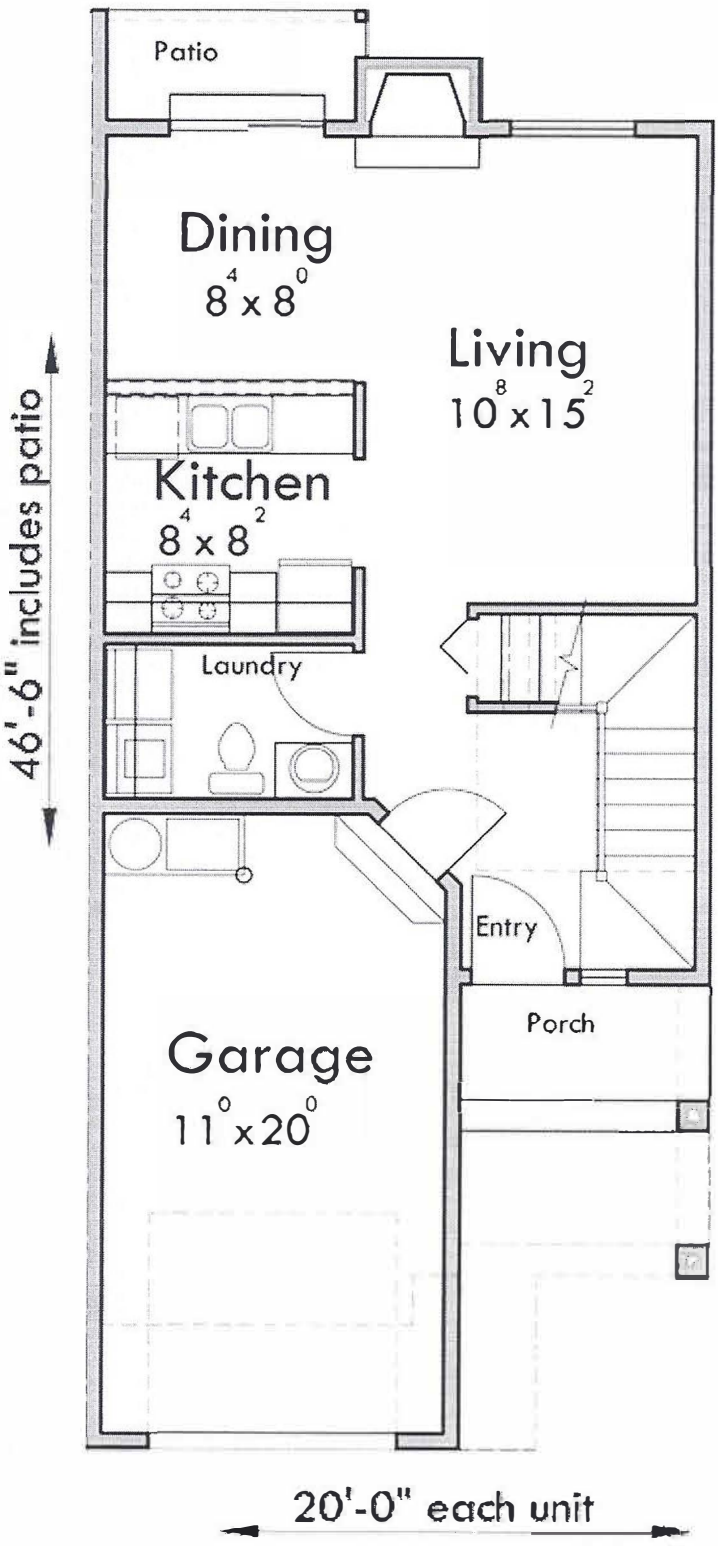


Townhome Lots 5 & 6 and 26 & 27

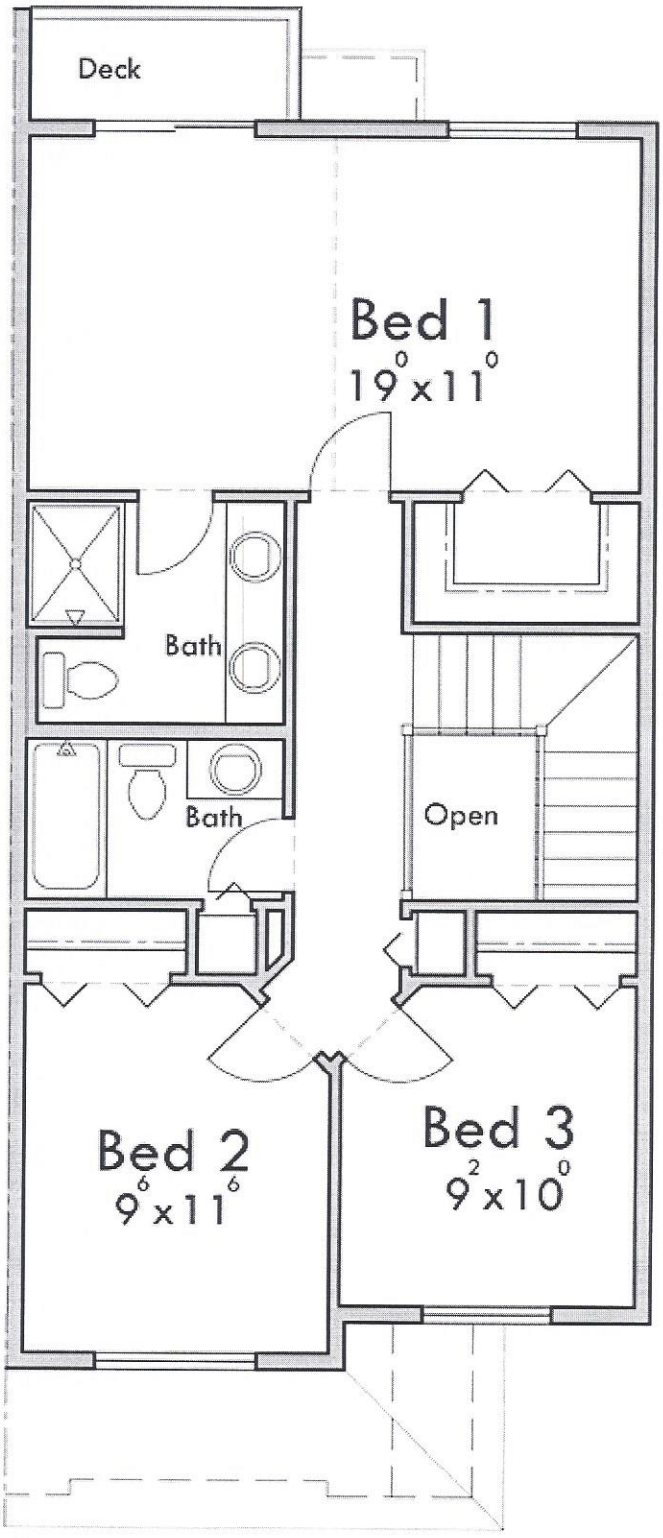
3/4 5/6 24/25



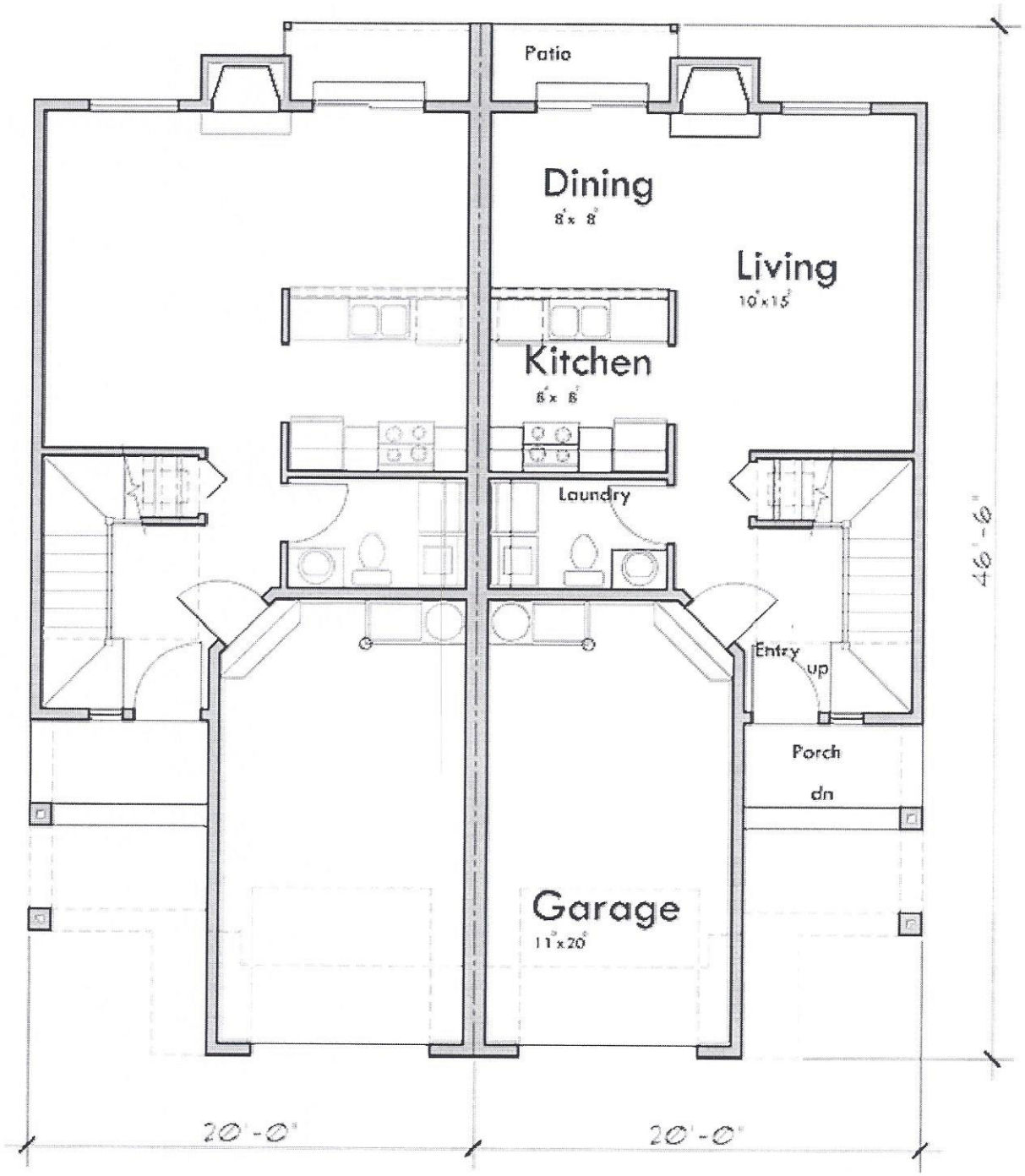
Townhome Lots 5 & 6 and 26 & 27



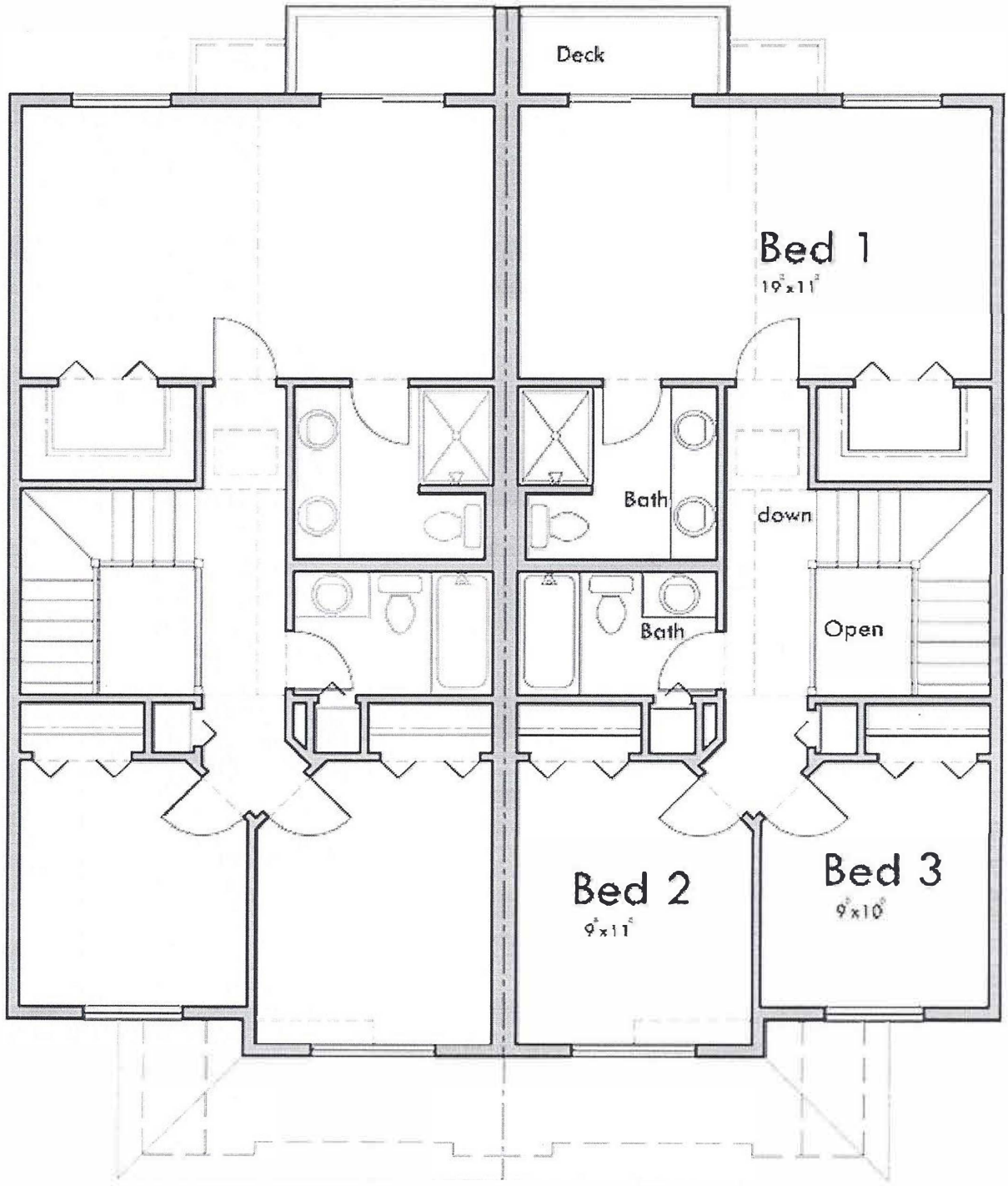
Townhome Lots 5 & 6 and 26 & 27



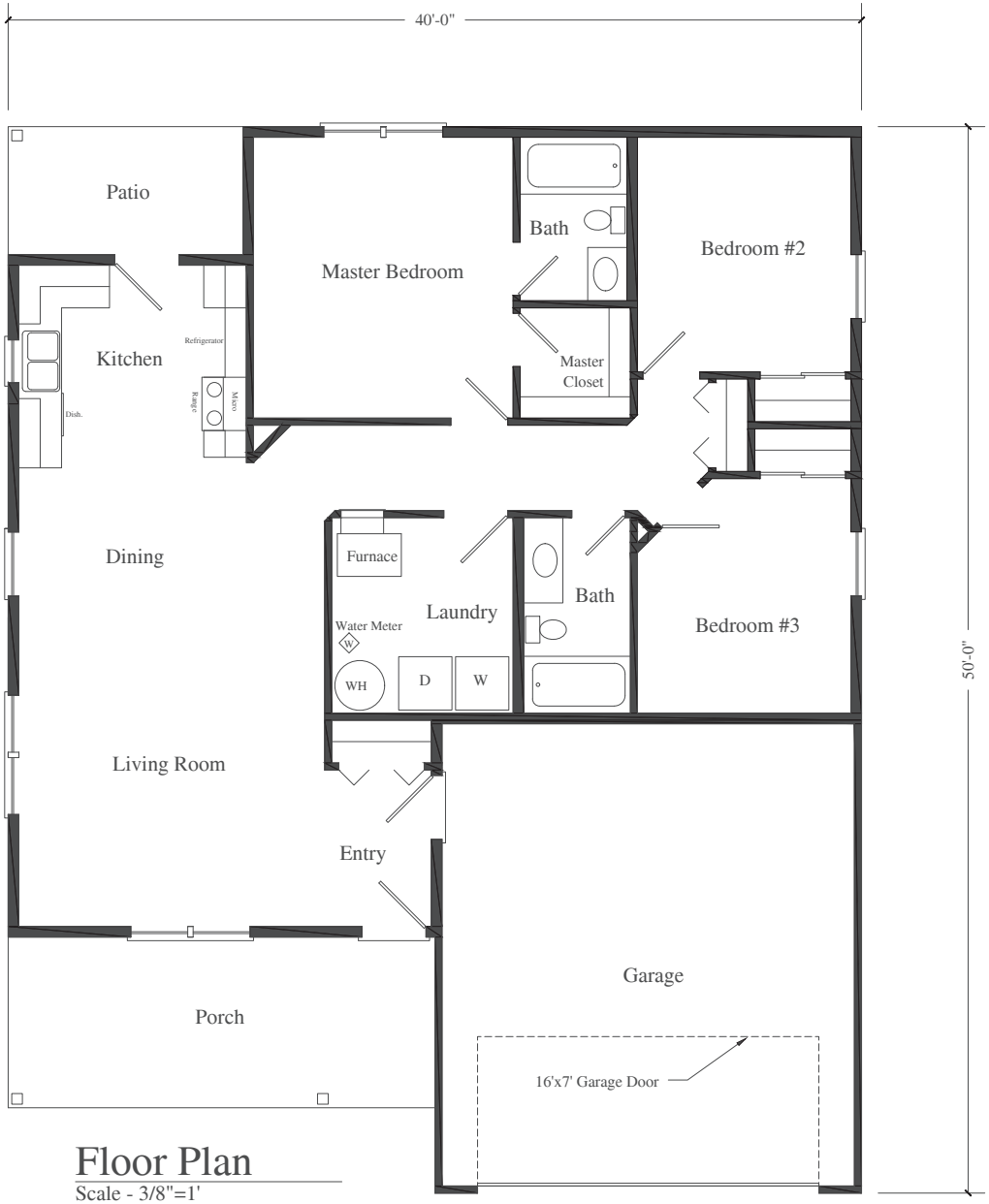
Townhome Lots 5 & 6 and 26 & 27



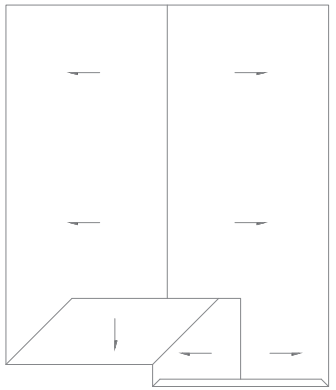
Townhome Lots 5 & 6 and 26 & 27



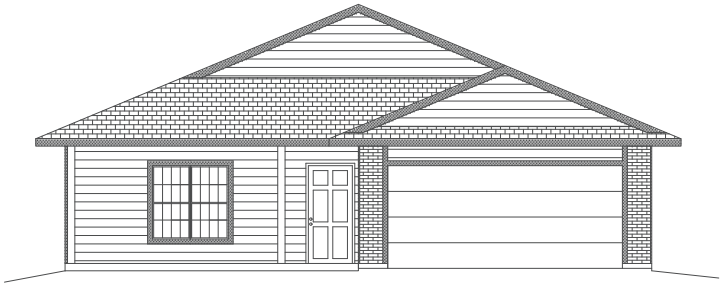
House Lots 7 & 22



Floor Plan
Scale - 3/8"=1'



Roof Plan
Scale - 1/8"=1'



Front Elevation
Scale - 1/4"=1'

Notes:

Total Finished Area:	1257 sqft
Garage Area:	440 sqft

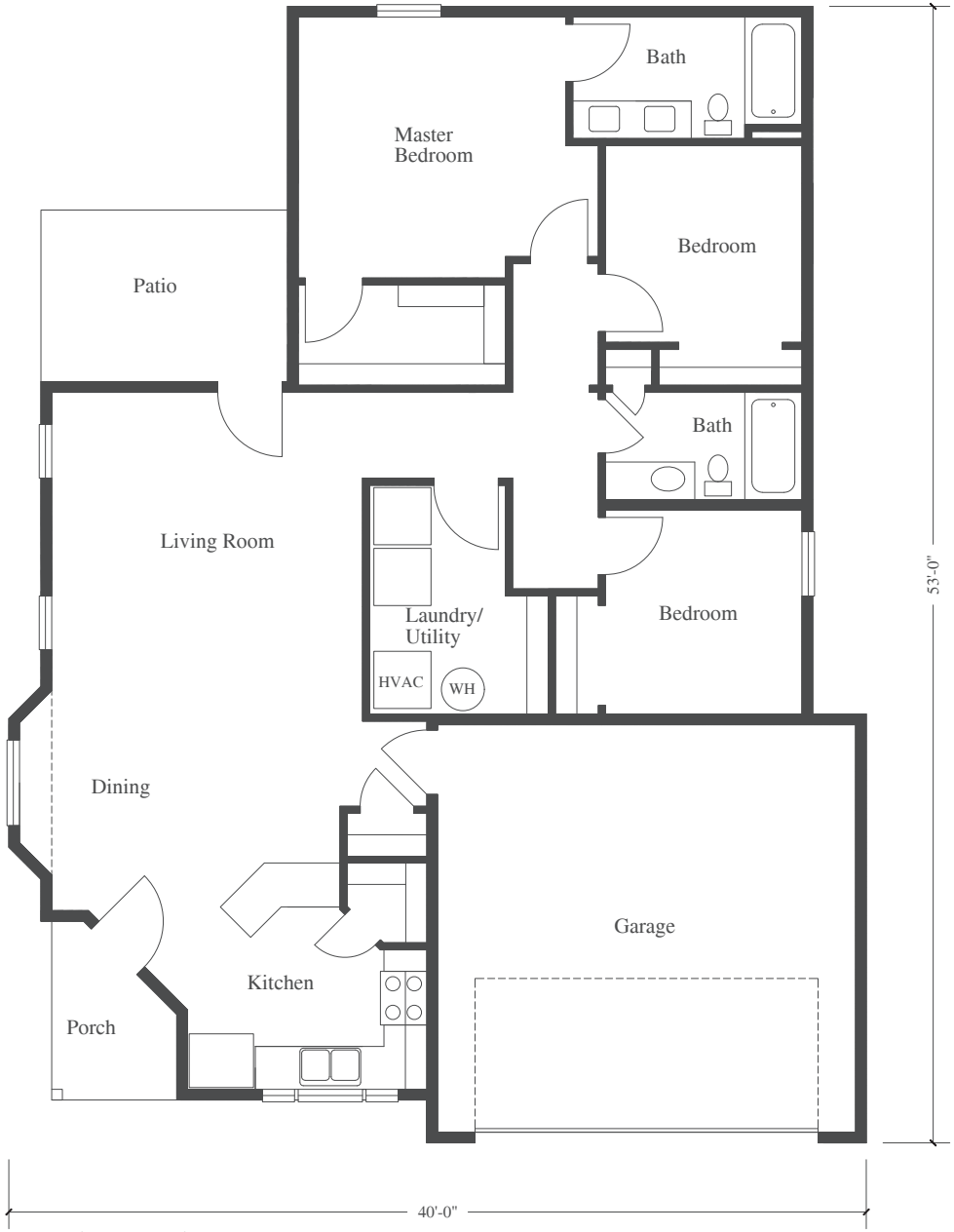
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Lot 7 & Lot 22
Hillside Estates

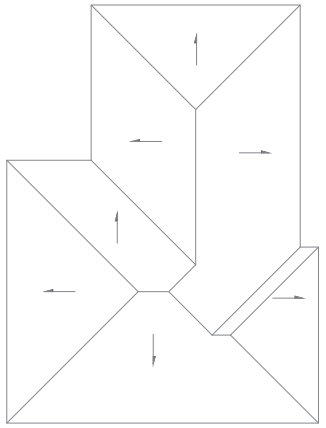
Rev 1 3/21/21
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Rev 3

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Slab Lot 8



Floor Plan
Scale - 1/4"=1'



Roof Plan
Scale - 1/8"=1'



Front Elevation
Scale - 1/4"=1'

Notes:
Main Level: 1296 sqft
Garage: 410 sqft

Atlas Builders

Lot 8 Hillside Estates

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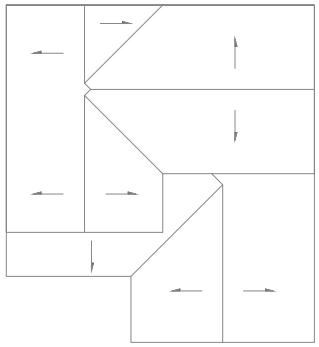
Slab Lot 8



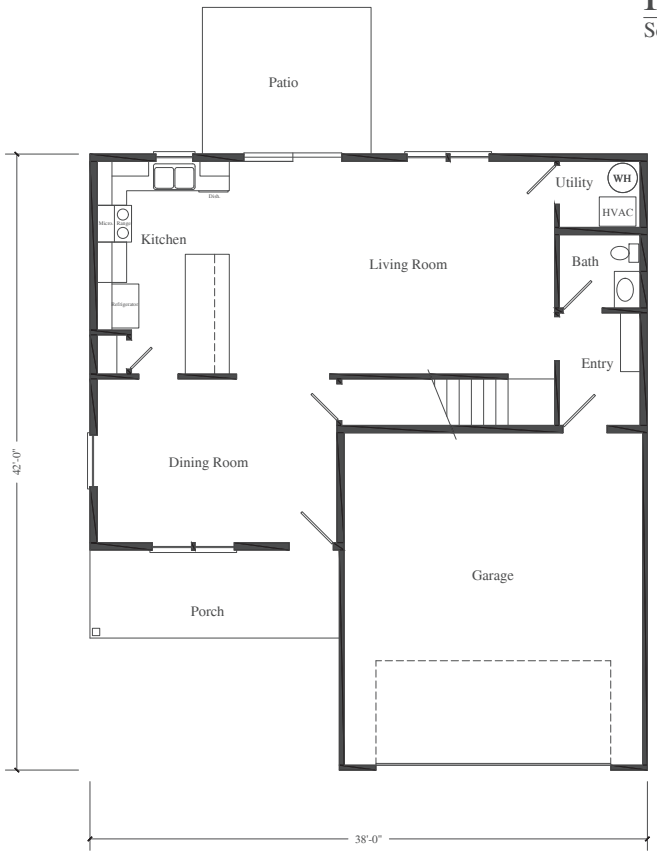
Slab Lots 9 & 12



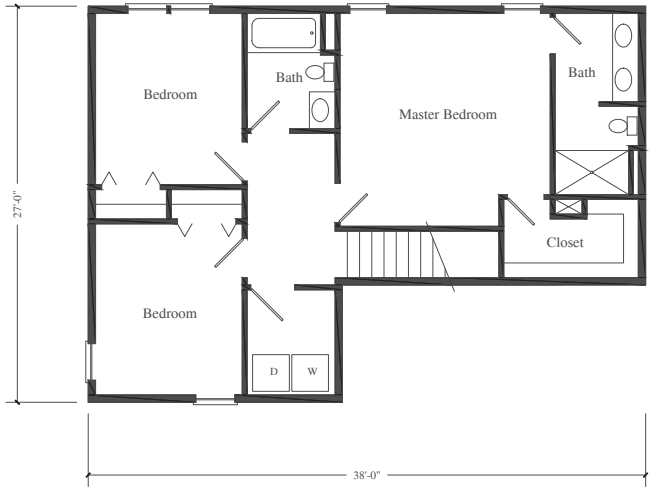
Front Elevation
Scale - 1/4"=1'



Roof Plan
Scale - 1/4"=1'



1st Floor Plan
Scale - 1/4"=1'



2nd Floor Plan
Scale - 1/4"=1'

Notes:

1st Floor:	860 sqft
2nd Floor:	860 sqft
Total Finished:	1720 sqft

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Lot 9 & Lot 12

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Rev 2

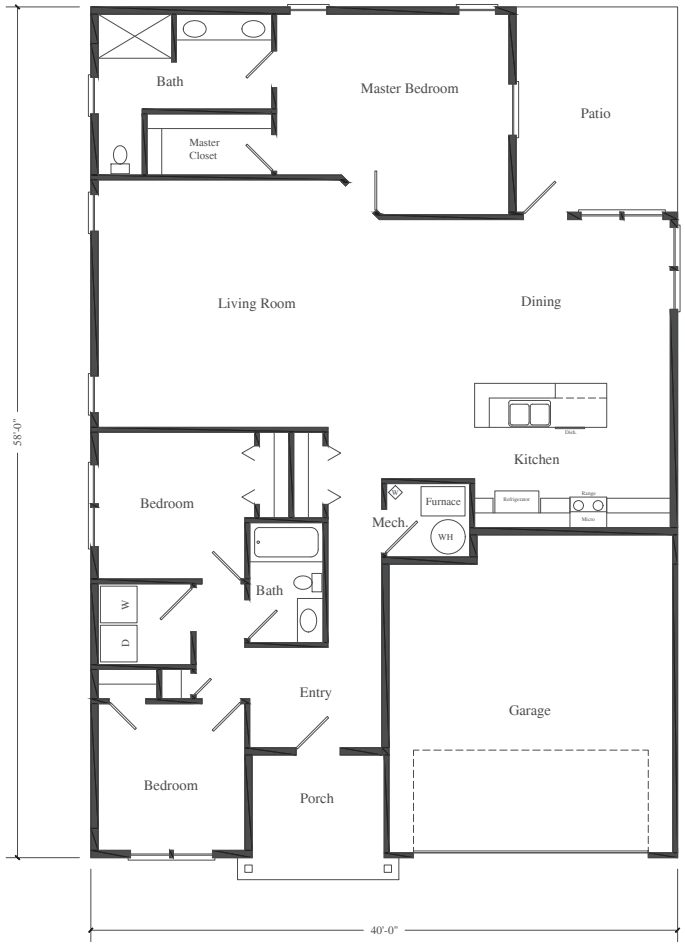
Rev 3

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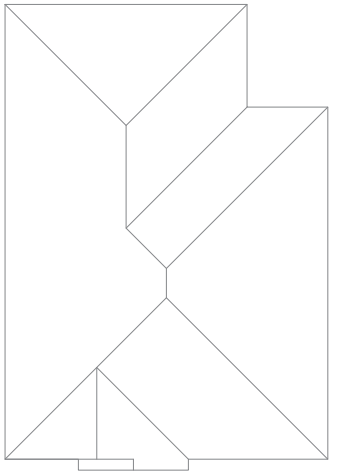
Slab Lots 9 & 12



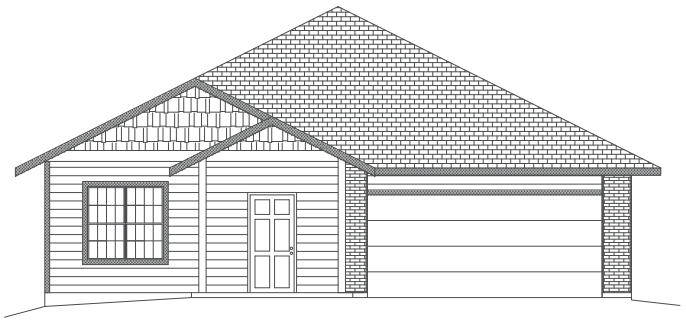
Slab Lot 10



Floor Plan
Scale - 1/4"=1'



Roof Plan
Scale - 1/8"=1'



Front Elevation
Scale - 1/4"=1'

Notes:

Total Finished Area:	1680 sqft
Garage Area:	440 sqft

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Lot 10 Hillside Estates

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Slab Lot 10



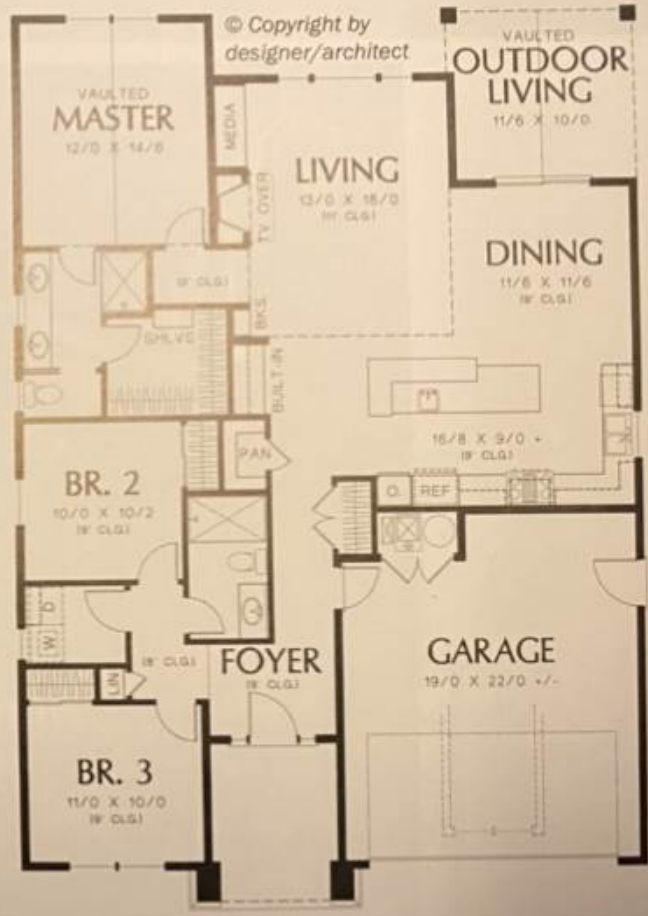
Plan #F06-011D-0307

Dimensions:	40' W x 57' D
Heated Sq. Ft.:	1,529
Bedrooms: 3	**Bathrooms:** 2
Foundation: Joisted crawl space or post & beam standard; slab for a fee of $101; basement for a fee of $328	
Exterior Walls:	2" x 6"
PDF File:	$932
5-Sets:	$1,032
CAD File:	$1,864

Pricing subject to change

Images provided by designer/architect

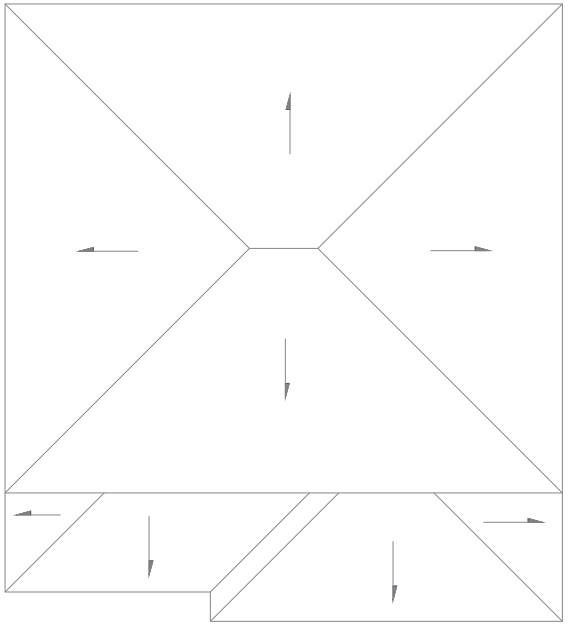




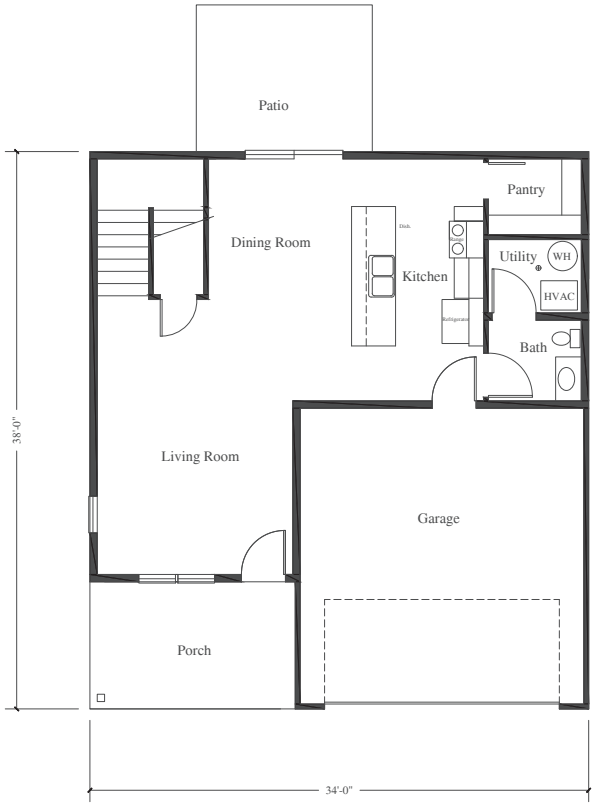
Slab Lot 11



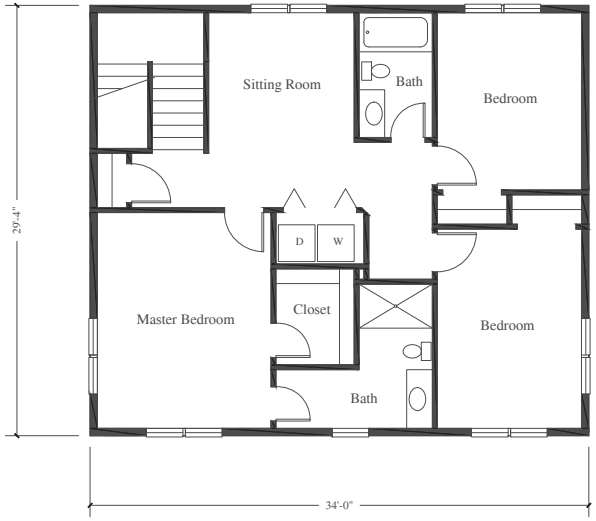
Front Elevation
Scale - 1/4"=1'



Roof Plan
Scale - 1/4"=1'



1st Floor Plan
Scale - 1/4"=1'



2nd Floor Plan
Scale - 1/4"=1'

Notes:

1st Floor:	747 sqft
2nd Floor:	997 sqft
Total Finished:	1744 sqft

Atlas Builders

Lot 11

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Rev 3

Sheet 1 / 1

Slab Lot 11



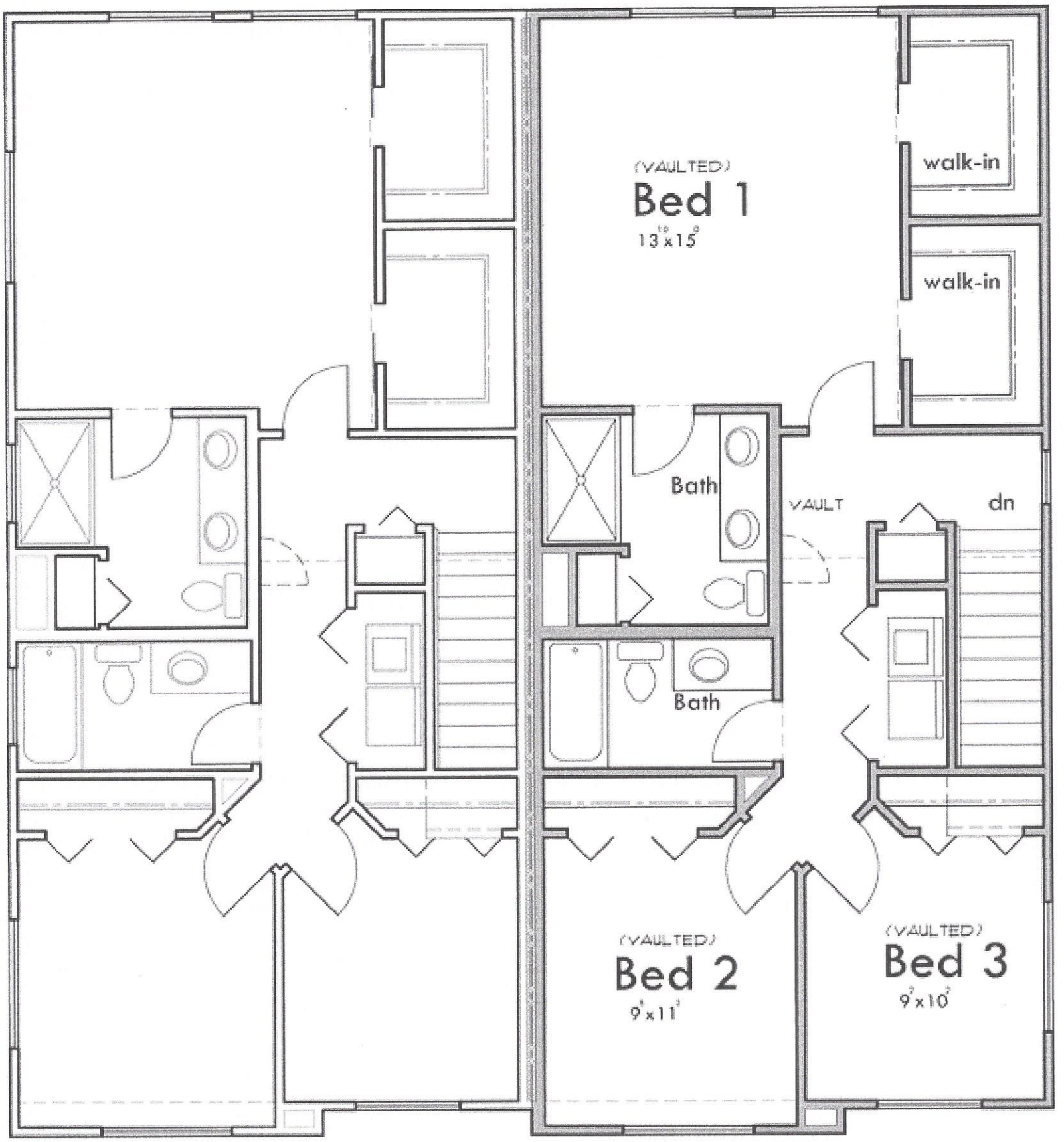
Townhome Lots 13 & 14



Townhome Lots 13 & 14



Townhome Lots 13 & 14



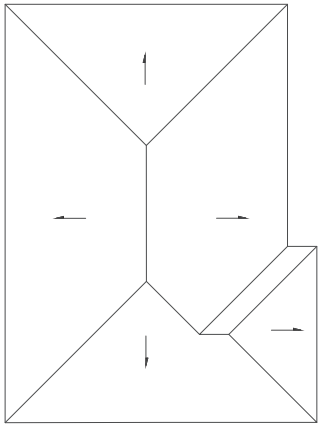
Walkout Lots 15 & 17



Floor Plan
Scale - 3/8"=1'



Front Elevation
Scale - 1/4"=1'



Roof Plan
Scale - 1/8"=1'

Notes:
Basement: 1286 sqft
Main Level: 1296 sqft
Total Finished: 1296 sqft

Atlas Builders

Lot 15 & Lot 17

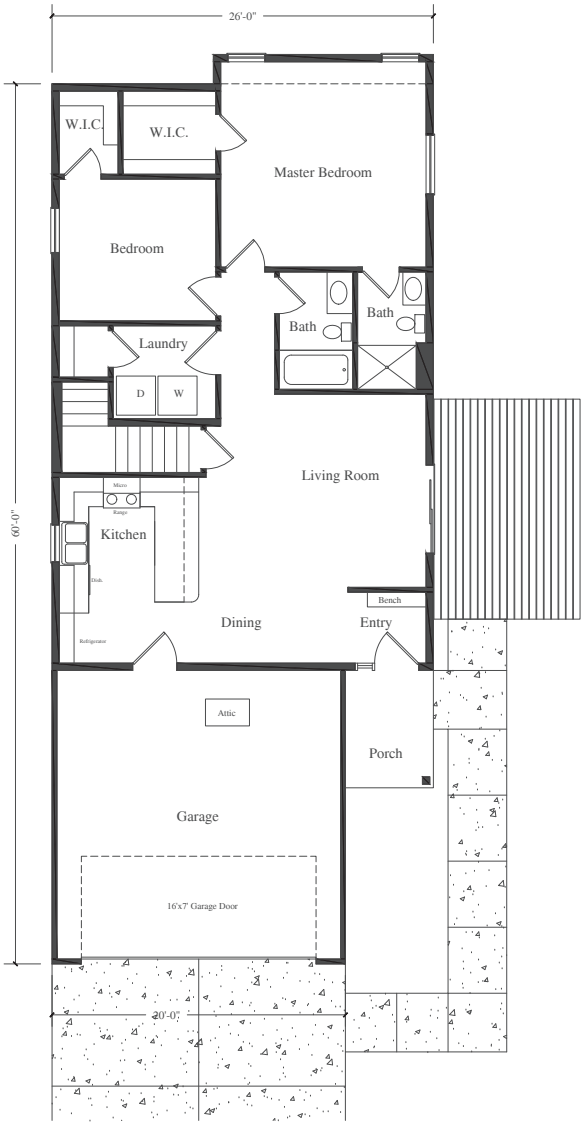
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Walkout Lot 16

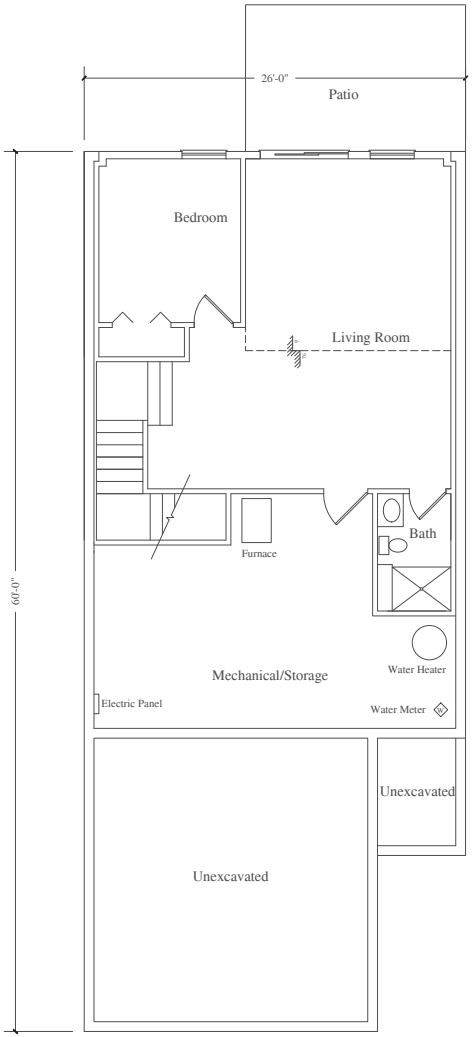


Walkout Lot 18



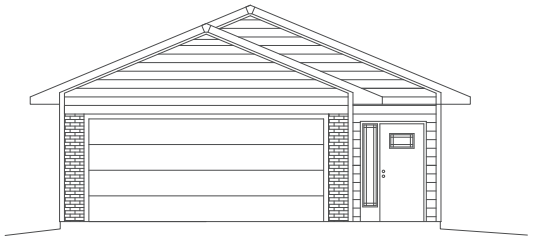
1st Floor Plan

Scale - 1/4"=1'



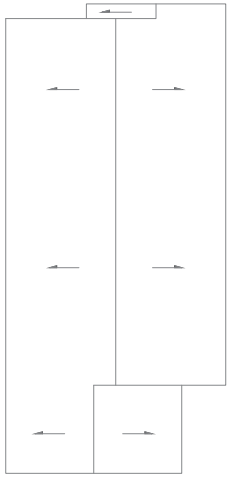
Basement Floor Plan

Scale - 1/4"=1'



Front Elevation

Scale - 1/4"=1'



Roof Plan

Scale - 1/8"=1'

Notes:

Basement: 660 sqft
Main Level: 1070 sqft
Total Finished: 1730 sqft

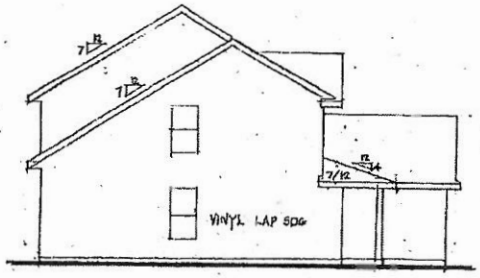
Atlas Builders

Lot 18

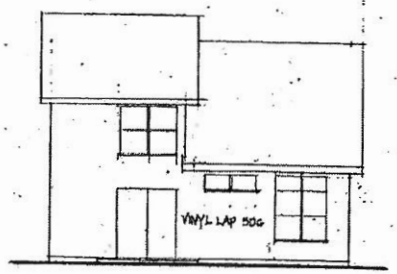
Rev 1 3/12/21
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Sheet 1/1

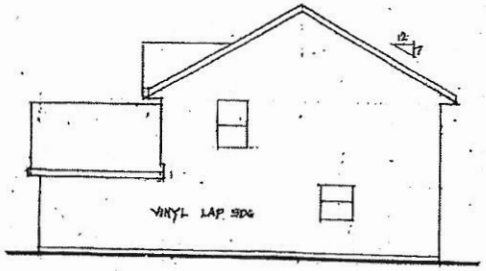
House Lots 21 & 23



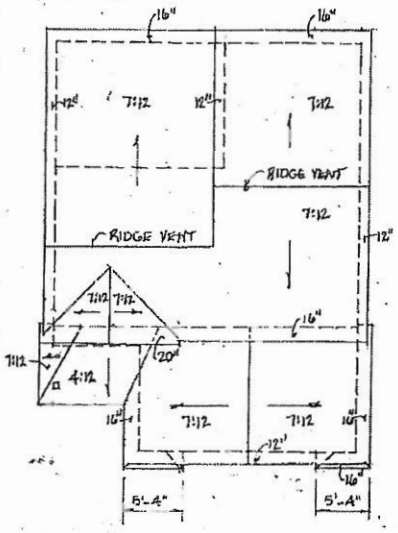
LEFT ELEVATION 1/8"=1'-0"



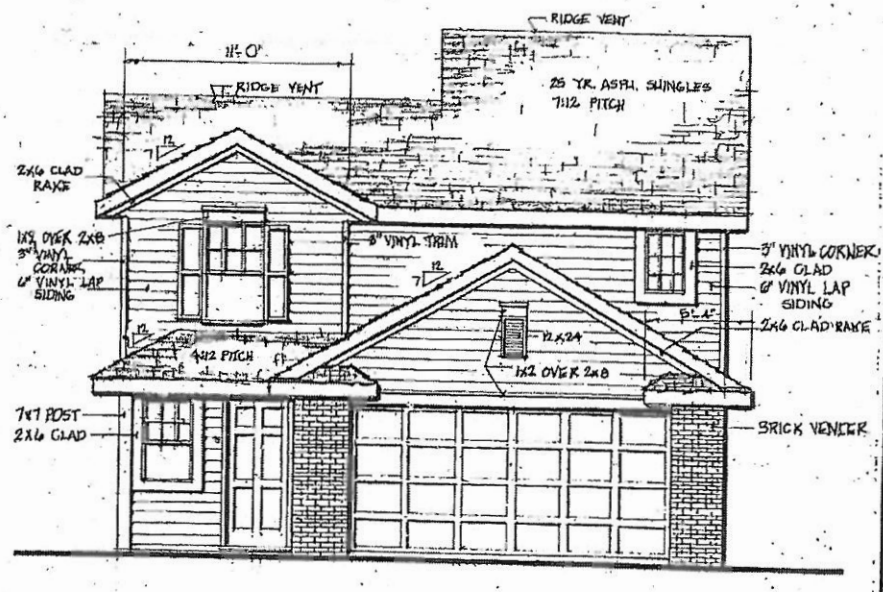
REAR ELEVATION 1/8"=1'-0"



RIGHT ELEVATION 1/8"=1'-0"



ROOF PLAN 1/8"=1'-0"

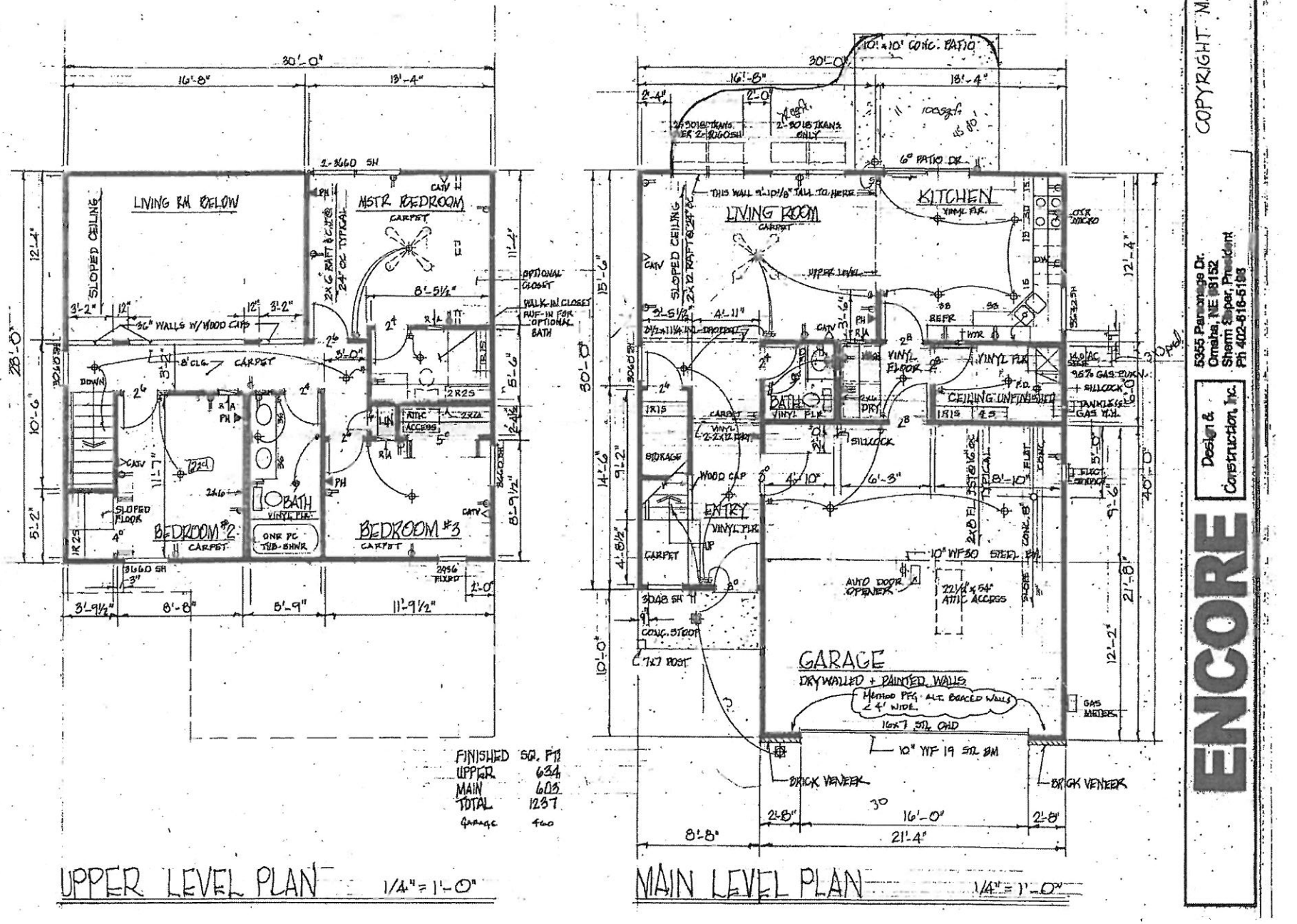


FRONT ELEVATION 1/4"=1'-0"

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ENCORE
Design & Construction, Inc.
5355 Parsonage Dr.
Omaha, NE 68152
Sherm Sieper, President
Ph 402-816-5188

House Lots 21 & 23



House Lots 21 & 23

