Development Guidelines – Magnolia Trails

Effective September 17, 2026

Development Guidelines are subject to change by Architectural Committee pursuant to The Declaration of Covenants. Architectural Committee reserves the right to deny house plans that are inconsistent with the Magnolia Trails neighborhood but may satisfy all requirements addressed in these guidelines.

1. Plan Submission for Architectural Committee

Surveyor's certificates without a licensed engineer's stamp will be distributed upon request. Surveyor certificates with an engineer's stamp will be sent after plan approval by the Architectural Committee.

- **Initial** plan approval to the Architectural Committee will be submitted to the developer/declarant at support@falconedevelopers.net. Builder must submit a set of construction and site plans. Site plans to include sidewalk and driveway location with measurement labels.
- **Subsequent** submissions to the Architectural Committee will be managed by The HOA Company. To request a builder profile and login credentials, email: support@thehoacompany.com.
- Fees:
    - Initial plan review: **$150**. (Fee waived for the original purchaser of lot or at the discretion of the Architectural Committee.)
    - Re-review of construction plans including fencing, painting and other minor changes: **$50**.
    - Additions and Construction alterations: **$100**. Includes (but not limited to) major landscaping improvements, swimming pools and/or sport court plans

2. Architectural Identity and Elevation Control

Residents gain the most lasting value from homes that combine visual harmony with carefully considered diversity. Magnolia Trails emphasizes timeless, upscale residential architecture with strong curb appeal, layered elevations, and durable materials. Designs should avoid flat, boxy massing and excessive repetition. Encouraged elements include but are not limited to:

- Varied rooflines (minimum 2 planes on front elevation).
- Covered front entries or porches
- Stone or brick accents wrapping returns
- Vertical window groupings
- Defined trim details (headers, corbels, shutters where appropriate)
- Repeat plan controls. Identical floorplans and/or color palates cannot repeat within 3 lots.

3. Suggested Minimum Square Footage

A finished living area is a space meant for people to live that is equipped with permanent heating and cooling systems. It has finishes consistent with that of a similar single-family dwelling at a similar price point, is directly accessible from another finished living area and is exclusive of garages, storage areas, porches, decks or patios. Square footage benchmarks are considered to be the finished square footage of living space at ground level.

Floorplan Type	Sq Ft Ground Level
Ranch	1,900
1 ½ Story	1,600
Two Story	1,400

Finished living area square footage standards are subject to Architectural Committee approval and should not be considered the sole determining factor. Compensating factors will be considered in conjunction with the overall submission.

4. Zoning

City of Omaha Zoning for all lots: R-4. Specifications on requirements related to zoning and building requirements within the City of Omaha jurisdiction can be found at:
https://library.municode.com/ne/omaha/codes/code_of_ordinances?nodeId=10945

5. Setbacks – Based on Zoning Requirements

Single Family
• Front and Rear: 25 ft • Side: 5 ft • Corner lot street-side: 15 ft

6. Sidewalks – Based on Zoning Requirements

Sidewalks
• Sidewalk width: Five feet (5') • Sidewalk offset: Six and a half feet (6'6") from back of curb

7. Driveways

Concrete including stamped concrete is allowed. concrete pavers subject to review and approval by Architectural Committee. No Asphalt.

8. Foundation/Stone

- Foundation: Brick stamped, painted.
- All foundations facing street must be covered with brick or stone. **This includes side of home if facing street**. Stucco will be considered.
- Estate Lots: Minimum 50% brick, stone, or stucco on front of home. Custom Lots: 35% brick stone, or stucco. All elevations with stone identifications will be subject to review by Architectural Committee review and approval.

9. Shingles

- Heritage II or equivalent. Minimum 30-year rated heritage type Tamko asphalt shingles, or other type approved by the Architectural Review Committee. Three-tab shingles will not be allowed in the development.
- Weathered wood or black in color as approved by the Architectural Committee.
- Metal accent areas will be allowed at Architectural Committee's discretion.

10. Solar Panels

- Roof-mounted systems must be flush-mounted and centered on the back side of house or garage roof if sufficient space is available, or if possible, the patio roof should be used/extended. Solar units must not break the roof ridgeline.
- If an alternative placement location is necessary for the energy device to reasonably work as intended, the Architectural Committee must consider the ability of the device to properly work regarding its location.
- Solar panels should be positioned as low as possible on the roof extending wider rather than higher on the roof plane. The solar panels, piping or any exposed part of the installation may not be higher than the roof peak
- Visibility of devices and their components must be minimized from public view and may be required to be screened from neighboring property in a manner approved by the Architectural Committee.

11. Siding

- Exterior siding shall be hardboard (e.g., LP SmartSide) or cement board (e.g., James Hardie) type siding. Natural earth tones only.
- Vinyl siding is prohibited.

12. Exterior Colors

- Initial painting & repainting of any dwelling shall be of acceptable earth tone hues. (As designated by Architectural Committee at bottom of this document).
- Color codes shall be provided for review & sample paint swatches on request.
- Exterior colors shall be approved in writing prior to painting the exterior of the dwelling.
- All color choices must be approved by the Architectural Committee.

13. Garages

- All Single-Family dwellings: three stall minimum with tandem stalls considered one.
- Separated (but attached) garages, on floorplans with a side load design are acceptable subject to review.

14. Fencing

- All fencing, landscaping and other types of exterior improvement must receive prior approval from the Architectural Committee or HOA.
- Except as otherwise approved by the Architectural Committee, all fences should be aluminum, wrought iron or equivalent and be black in color.
    - Height: Minimum 48 inches, maximum 72 inches
- Front yard fencing is prohibited
- Street side yard fencing: Builder/owner shall observe the minimum street-side setbacks as determined by the City of Omaha.

15. External Structures

- No detached buildings without foundations will be permitted. No detached building for the purpose of storage will be allowed.
- Outdoor sport courts will be considered subject to review. Outdoor lighting for sport courts is prohibited.
- The Architectural Committee and the HOA reserves the right to regulate the size and type of flag poles that may be installed. See Section 6.23 of the Declaration of Covenants for more information.
- A detached building that is built to support a pool may be allowed but will be subject to review and approval by the Architectural Committee and/or the HOA with a complete set of plans. Pool houses that qualify as an Accessory Dwelling Unit (ADU) as defined by the City of Omaha is prohibited.

16. Pools

- Above ground pools are prohibited. Hot tubs, swim spas or similar equipment must be reviewed by the Architectural Committee for design and location.
- All in-ground pool designs with landscaping shall be submitted for approval.
- In-ground pools shall be enclosed by a 6’ high fence and shall not extend more than one foot (1’) above finish grade with allowances for topography, as reviewed.
- Pool equipment shall be placed respectfully of neighboring adjacent properties and shall be screened as necessary on all sides, minimizing unwanted sound & line of sight to the equipment.

17. Trash Cans

No garbage or trash cans or containers, including recycling bins or containers, yard waste containers or bags, shall be permitted outside of the garage area unless they are completely screened from view, except on the designated days each week for pickup purposes.

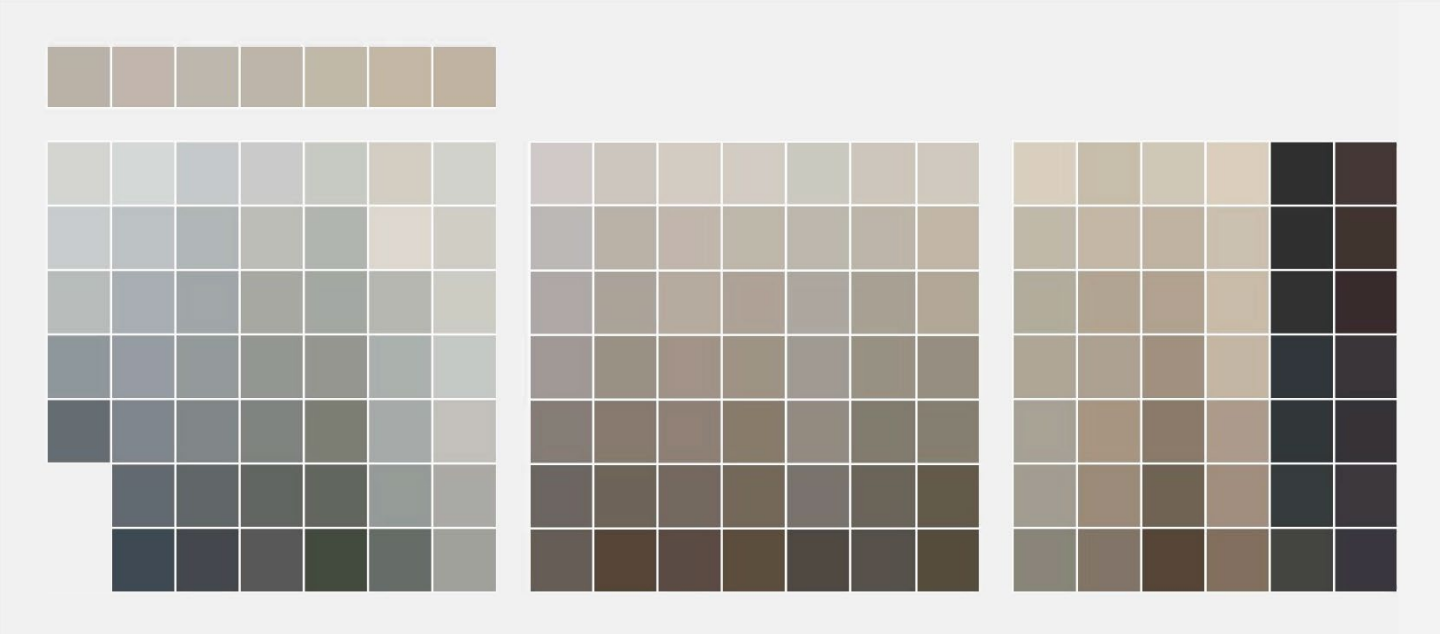
18. Sod/Trees

- All lawns to be fully sodded or landscaped, and fully irrigated. No initial seeding is allowed.
- A minimum of one 2.0” to 3.0” caliper tree must be installed in each front yard.
- A minimum of two 2.0” to 3.0” caliper trees must be installed in the side street yard of a corner lot.
- Trees must be placed within one year of completion of construction.
- Landscaping plans to be submitted for review.

19. Construction Impact Requirements

- All construction activities must adhere to the Construction Stormwater & Water Pollution Prevention Plan (SWPPP).
- Falcone Development does not require a Construction Impact deposit unless a builder has shown an inability to maintain SWPPP standards and expectations.
- Builders will be expected to respond promptly and fully to any SWPPP requests.

Architectural Committee Approved Exterior Paint Shades

Sherwin-Williams color references are provided as examples only; the intent is to establish an approved range of neutral exterior shades that promote aesthetic consistency and visual harmony throughout the neighborhood.

For assistance selecting an appropriate neutral exterior shade, visit the Sherwin-Williams Shade Selection Tool. This resource is provided for convenience only; all proposed exterior colors remain subject to Architectural Committee review and written approval.