

# Development Guidelines – Calarosa West

Effective December 18, 2025

## 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 at [support@falconedevellers.net](mailto:support@falconedevellers.net). Builder must submit a set of construction and site plans. Site plan 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](mailto: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 Style & Character Guidance

Calarosa West 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:

- 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)

## 3. Suggested Minimum Square Footage

A finished living area is a space meant for people to live that is heated and cooled by 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 above ground floor.

| Benchmark <b>Ground Floor</b> Finished Living Area Minimums (square feet) |               |  |
|---------------------------------------------------------------------------|---------------|--|
|                                                                           | Single Family |  |
| Ranch                                                                     | 1,900         |  |
| 1 ½ Story                                                                 | 1,800         |  |
| Two Story                                                                 | 1,700         |  |

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

- Custom 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](https://library.municode.com/ne/omaha/codes/code_of_ordinances?nodeId=10945)

## 5. Setbacks – Based on Zoning Requirements

| Single Family                                                                                                                                          | Single Family on Kestrel Parkway                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Front: 25 ft</li> <li>• Rear: 25 ft</li> <li>• Side: 5 ft</li> <li>• Corner lot street-side: 15 ft</li> </ul> | <ul style="list-style-type: none"> <li>• Front: 35 ft</li> <li>• Rear: 25 ft</li> <li>• Side: 5 ft</li> </ul> |

## 6. Sidewalks – Based on Zoning Requirements

| Sidewalks                                                                                                                              | Sidewalks on Kestrel Parkway                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Sidewalk width: Five (5) ft</li> <li>• Sidewalk offset: 6.5 feet from back of curb</li> </ul> | <ul style="list-style-type: none"> <li>• Sidewalk width: Six (6) ft</li> <li>• Sidewalk offset: 13 ft from back of curb</li> </ul> |

## 7. Driveways

- Concrete or concrete pavers only. No Asphalt.

## 8. Foundation/Stone

- 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.
- Minimum of 35% Brick, stone, or stucco on front of home 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.

## 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 in order 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.
- No Vinyl sidings shall be allowed.
- Natural earth tones only.

## 12. Exterior Colors

- Initial painting & repainting of any dwelling shall be of acceptable earth tone hues. (As designated by Approval Committee)
- 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

- Single Family: Three stall minimum with tandem stalls considered one.
- Separated garages, on floorplans with a side load design are acceptable.

## 14. Fencing

- All Fencing, landscaping or other type of exterior improvement must receive prior approval from the Architectural Committee.
- Except as otherwise approved by the Architectural Committee, all fences should be aluminum, wrought iron or equivalent and shall be painted black.
  - 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 will not be approved.
- The HOA Board reserves the right to regulate the size and type of flags which may be displayed. See Section 6.23 of the Declaration of Covenants for more information.

#### **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 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.
- 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 of a complete set of plans and as defined and regulated by the City of Omaha.

#### **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.

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 Calarosa West neighborhood but may satisfy all requirements addressed in these guidelines.