

# Architectural Guidelines

Highly valued for its scenic landscape and rural purity, Cottonwood Creek rejoices in its ability to bring a truly remarkable living experience to the people who call it home. As such, architectural guidelines have been developed to preserve the delicate natural tapestry as well as your real estate investment.

Like the views from Cottonwood Creek's sweeping valleys, homes should be designed to preserve this slice of prairie history. For this reason, you'll find our architectural guidelines focus more on timeless Country American architecture, as it is applied specifically to your individual home. In other words, designing and creating appropriate living spaces that demonstrate great attention to exterior detail-communicating crispness, continuity and clarity that is representative of county architecture.



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At Cottonwood Creek, our goal is not to stifle originality and creativity, but rather to enhance it. Our guidelines challenge you and your architect to venture outside those designs that traditionally seem best suited for high density, smaller lot subdivisions in the city. And instead adopt a design approach that embraces the very qualities that have drawn you to Cottonwood Creek. This vision reflects our desire to:

- ✦ Demonstrate the quality and character of country architecture and living.
- ✦ Celebrate creativity, continuity and variety.
- ✦ Preserve the natural qualities of the land.
- ✦ Bring value to your investment.
- ✦ Unite residents in a community that is connected by common values and aesthetics.
- ✦ Embrace the natural beauty of the landscape with open spaces that offer recreation, freedom and flexibility.
- ✦ Seamlessly transition landscape themes between lots, home sites and the natural boundaries that separate them.

Like Nebraska's seemingly endless horizon, your home design options are limitless at Cottonwood Creek. To assist you in this process, we've provided numerous examples of home designs and details that have their roots in country architecture. These do not represent an exhaustive list by any means and are meant merely as a starting point in your creative process. You may also feel free to contact us in the early stages of design to ensure you're able to proceed with confidence.

**So how do I know** that my dream/vision for a home in this community will be acceptable?

1. Look through some of our recommended styles to draw from. (Please note specifically the style that is NOT appropriate for building in this community.) The recommended styles are not exhaustive for we believe there are numerous other styles and interpretations of styles that are appropriate for country living.
2. If there is any concern that your concept doesn't seem to match any of these styles or blends of styles please forward us a copy of a picture or style that you desire to build. Please do this prior to having your plan designed so that you can proceed with confidence. No plans can be built without prior approval from developer.
3. Please take a look at the Spec. Home design that we are choosing to build in Cottonwood Creek. It does not specifically reflect any of the recommended styles shown in our architectural guidelines, but it is a blend of country architecture that should leave no doubt it represents the heart of country living.
4. Familiarize yourself specifically with the Covenants, Article I.



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Located just off Blair High Road (Hwy. 133)  
on County Road 37 • ph 402.778.9077  
please visit [www.CottonwoodCreekNaturally.com](http://www.CottonwoodCreekNaturally.com)