

STILL WATER LAKE



Lots available in late 2022 – <https://hamptonlots.com/residential/stillwaterlake/>

- **Location:** Valley, NE – Small Town Living at its best!
- 140-Acre Residential Development
- 50 Acres of quality water – great sand lake
- 300 Townhomes and Single-Family lots
- 25 Commercial/Live Work 1/2 acre Lots along Highway 275

There will be a common area beach, playground, pickleball court, and boat ramp.

The Still Water Lake will be a very low-wake lake for small electric pontoons, SUPs, Kayaks, Canoes, etc.

RESTRICTIVE COVENANTS – General

- Lighted Address Numbers on home
- HOA Dues paid at closing – \$1,500 per year – Common Areas: Beaches, Landscaping, Playground, Pickleball Court, and Lake Management
- Elected HOA Board to manage HOA after development is complete
- Plan Review Fee – \$1,500 per Townhome Units, Single Family Lot or Commercial Lot – Plans to be Reviewed by Developer
- Refundable Cleanup Deposit - \$1,500 due with submittal
- Reimbursement of Facility Fee per lot at closing – \$1,200
- Buyer to install sidewalk on the street side of their lot



RESTRICTIVE COVENANTS – Residential

- 1100 SF Minimum – Ranch-style home
- 1400 SF Minimum – 1.5- or 2-story or multi-level home
- 20% Brick or Stone front on the roadside
- House Setbacks – 20' Front, 25' Rear, and 5' from each side

Preliminary HOA Rules & Regulations

- Must build single-family home within 18 months of lot closing or lose lake privileges.
- Construction of all residences must be started within 18 months of the date the Lot was originally purchased from the Declarant.
- Once construction starts on a Lot, the construction process must be completed within 12 months.



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