

Serenade Community Association, Inc.
Architectural Design Guidelines
July 2019

Pursuant to Article 6.4 of the Declaration of Covenants, Conditions, Restrictions, and Easements for Serenade, the following architectural guidelines have been adopted by the Declarant in addition to those in Exhibit D of the master Declaration. Please note that most of the items below will only be applicable to the single-family owners. Condo and Townhome owners are not permitted to install improvements on the common ground surrounding their units.

The following are guidelines only and should not be misinterpreted as automatically approved. ***All exterior modifications to home and lot must be submitted for approval. This includes any items that may not be listed below.***

Recreational Items

- **Portable BB Goals-** Allowed only in pre-approved location and must be removed from view when not in use; items such as bags of rocks or sand may NOT be placed on the base to serve as a weight. Portable goals may not be used in the street or at the base of the driveway.
- **Permanent BB Goals-** Goal should be located in rear of home or front alongside driveway near garage in an approved location; goal may not be placed on the home or placed so it obstructs the view of the home.
- **Play structures/gym sets-** Must be installed directly behind the home, so structure is not visible from the street. Structure should be constructed of wood and treated with natural colored stain or clear sealed to prevent a gray weathered appearance. If topography prevents installation directly behind the home, landscape plantings are required as screening from street view.
- **Trampolines** are NOT approved on any lot.
- **Swimming pools and Spas-** All swimming pools, spas, and pool equipment should be screened from street view and view of immediate neighbors. A landscape and fence plan should be submitted along with the pool plan (pool design shown on plat w/ materials to be used for pool and deck). No pool will be approved without an accompanying landscape and fence plan.
- **Above Ground Pools** are NOT approved on any lot.

Landscape/Hardscapes

- **Fire pits/ fire places-** placement should be directly behind home or screened from street view if placed otherwise.
- **Statuary-** all statuary placed on the lot must be approved. Items are restricted to no more than 3 made of natural, ceramic or concrete material and no more than 24 inches in height.
- **Fountains-** All fountains must be located in the rear of the lot only and not visible from street.
- **Gardens** – placement should be directly behind home or screened from street view if placed otherwise. Size should not surpass 150 Sq. ft. and edges should be defined with rock, masonry, or timber, etc. (or raised beds) Garden shall be kept in an attractive state. Garden shall not be permitted to become overgrown and it shall be cleared of all dead plant material when not in use.

- **Landscape Borders-** Borders should be used to outline landscape beds only and are not to be used to line driveways or walkways. Natural or man-made stone border designs are recommended. Wooden railroad ties are not approved on the front or sides of the home. All other materials/designs must be submitted for approval for consideration.
- **Outdoor Landscape Lighting-** lighting may NOT be used to border driveways or walkways but to enhance the landscape beds.
- **Ground Covering-** Only natural colored wood mulch or pinestraw is approved. Red & black mulch and rocks of any kind are NOT approved. No approval is needed unless a change of groundcover is anticipated.
- **Stain Colors-** Only natural-colored wood stains, not paint, are approved for decks and other wooden structural additions such as pergolas. Natural Cedar and Clear wood sealant is approved, as well as the following Sherwin Williams' stain colors: Covered Bridge SW3508; Spice Chest SW 3513; Hawthorne SW 3518; and Charwood SW 3542.
- **Additions (covered porches, screened porches, deck extensions, etc.)** – must use materials (roofing, siding, etc.) and colors identical to those existing on home.
- **Fences** – Only 4 ft. or 5 ft. aluminum fences are approved for the community. Please refer to Exhibit D of the Declaration for other details and restrictions regarding location of fencing on lots. All fences must be submitted for approval prior to construction.
- **Sheds/Outbuildings-** per Article 7.26 of the Declaration, these are NOT approved on any lot.
- **Awnings-** fabric patio awnings – sunshade, motorized or manual, retractable or otherwise – are not approved.