



Architectural Guidelines

Introduction

Serenity Pointe is a planned lakefront community in which carefully planned manmade improvements have been installed in a manner to enhance the natural environment. Care has been taken to respond to natural features and to create home sites which take maximum advantage of the physical features of the development. Architectural guidelines are established and enforced so that similar care will be taken to assure that homes within Serenity Pointe will contribute to, rather than detract from, the attractiveness of Serenity Pointe.

Architectural Review Board

In accordance with the Covenants, Conditions and Restrictions of Serenity Pointe Subdivision which have been filed in the Lincoln County Office of Clerk for Superior Court, an Architectural Review Board will review all plans for homes and any other structures to be built in Serenity Pointe. The purpose of the ARB is not to restrict design freedom or to make design decisions, but to ensure that each home reflects the overall objectives of the entire community and that the unique natural setting of the community is preserved and enhanced.

Government Rules and Regulations

In addition to compliance with the rules and regulations of the ARB, homeowners and residents are required to comply with all Lincoln County, state and federal laws, statutes, rules, regulations and ordinances. Any acknowledgment or approval by the ARB of a homeowner's request is not intended to indicate that homeowners or residents have complied with local, state, and federal laws. The homeowner is responsible for obtaining the appropriate building permits.

Plan Submission Procedures

1. Meeting

The ARB may meet informally as a group or by telephone, written communication, facsimile transmission or such other means as the members may agree upon and as may be sufficient to conscientiously, and fully perform its duties.

2. Review and Approval

Working drawings will be submitted to the ARB for approval. The ARB will review the submitted plans and within 35 days return it to the Owner with an answer.

Working drawings must depict exactly what the owner intends to construct. Drawings are to be marked 'for final review and approval'. Plans to be submitted are to include:

- Site Plan
- Floor Plans
- All Elevations
- Exterior color package consisting of typed color schedules and sample boards which include the color, type and manufacturer of all exterior materials.

The Owner is required to submit to the ARB for final review and approval the following:

- ❖ 2 site plans to include landscaping
- ❖ 2 sets of working drawings
- ❖ 2 sets of color schedules
- ❖ 1 set of color sample boards (to be returned to the owner)

It is the Owner's complete responsibility to ensure that all plans submitted for approval fully comply with these guidelines and all applicable regulations and requirements. Any proposed exterior changes to the residence or to the landscaping must be approved by the ARB prior to their implementation on site.

Filing Fee

The ARB will require a reasonable fee for review of plans. The initial fee shall be Three Hundred Dollars (\$300.00), due at the time the plans are submitted for approval.

Construction Deposit

Prior to grading or commencement of any construction activity upon a Lot, the Owner shall deposit with the ARB the sum of Five Hundred Dollars (\$500.00) per Lot. This "Construction Deposit" will be held until the completion of construction activity upon the Lot. During the construction period, the Construction Deposit may be applied toward the repair of any damage caused by construction (e.g. damaged street shoulder or pavement, and the like), street cleaning or storm culvert clean out necessitated by silt or grading runoff from the Owner's Lot, or other repairs or clean-up necessitated by acts of the Owner of his agents.

Commencement of Work

Beginning with the approval of the ARB as described herein, the Owner or other parties submitting plans shall, as soon as practical, satisfy all conditions of the Committee and proceed with all approved work described in the plans and such other work as may be necessary for the improvement of the Lot in accordance with this Declaration. Commencement of Construction must begin within sixty (60) days from the date of such approval of the approval of the ARB will lapse. The ARB may at its discretion and upon the request of Owner, extend the sixty (60) day period for the Commencement of Construction in the event that good cause is shown for such extension.

Completion of Work

All improvements upon the Lot, including alteration, construction and landscaping shall be completed within twelve (12) months after the Commencement of Construction upon the Lot. This time period may be extended in the event that work or completion is rendered impossible due to strikes, fires, national emergencies or other supervening forces beyond the control of Owner. Installation of large items of shrubbery or trees may be delayed beyond the 12-month completion period in order to plant during the best seasons for such plantings. Installation of sod and seeding, however, must be complete within the 12-month period.

Building Policies

The following requirements shall apply to all builders, their employees, their subcontractors, and any person who visits Serenity Pointe.

1. General

- a) All activity by the builder shall be restricted to the Lot on which he is building.
- b) Delivery and storage of materials shall be confined to the building Lot only.
- c) A sign, with a maximum area of six (6) square feet, indicating Lot number, property owner, and general contractor, should be put up for the Building Inspector and supply companies.

2. Before beginning construction and after approval of plans

- a) Building contractors shall locate a temporary driveway in the same location as the future permanent driveway to ensure that ingress and egress are within the building lot only. There shall be no traffic, vehicular or pedestrian, on adjacent lots.
- b) Building contractors shall arrange for a suitable container for waste building materials and trash to be placed on the Lot in a clearing, which is existing or has been approved, without damage to existing plant materials required to remain of designed to remain.
- c) Building contractor will arrange for a chemical toilet to be placed on the property.

3. During Construction

- a) Building contractors and subcontractors shall be responsible for the condition of adjoining roads and roadsides.
- b) Builder shall be responsible for regular clean up of the Lot. Scrap and trash too large to be put in the container shall be removed from the Lot on a weekly basis.
- c) There shall be weekly clean up and stacking of building materials by the builder.

4. At the end of construction

The Lot shall be completely cleaned at the end of construction and/or when the building inspectors give occupancy permit whichever is earlier.

Building Restrictions

These policies concern all new construction, additions and/or modifications of existing homes, structures and other improvements in the community and any clearing, grading, filling and other alterations to any Lot within Serenity Pointe.

Maximum Height

The maximum height for a Home is two and one-half (2 ½) stories above the ground. A basement is not deemed a "level" or "story".

Minimum Size

1. **Ranquettes:** Lot 21 and Lots 90-99, 2000 Square Feet
2. **Dockable Waterfront:** Lots 34-38 and 44-80, 2400 Square Feet
3. **Interior Lake:** Lots 1-4, 7-20 and 22-32, 2000 Square Feet
4. **Interior:** Lots 5,6,39-43 and 81-89, 1800 Square Feet

Building Setbacks and Location

The location and design of each Home and all other improvements shall be tailored to the specific features of each lot. All improvements should be sited so as to minimize disruption to the existing natural setting, including existing vegetation, drainage ways, and views.

The buildable area of each Lot is determined by easements and setbacks shown on the subdivision plats.

In addition, the ARB may control the location and orientation of any Home within the area enclosed by the above setbacks. All building on the Lot (including any stoops, porches, patios, terraces, decks, etc.) and any recreational improvements shall be located within the area enclosed by the above setback; provided that docks, piers, boat slips on lakefront Lots are exempt from this requirement provided they are in conformity with the applicable proportions of these Guidelines.

Exterior Materials, Colors, and Finishes

Materials and color constitute a dominate visual element of the community and require careful attention. Permitted exterior materials are brick, stone, wood and stucco. Fiberglass and cement siding may be used provided that the gauge, texture and color of said materials are of high quality. Vinyl is allowed for use on eaves, soffits, and minor trim.

Exterior colors used on a Home should blend together to create a harmonious whole. Samples of proposed exterior material and colors of paints and stains must be submitted to the ARB for approval. Colors should be consistent with the wooded, natural environment of Serenity Pointe and should be compatible with the color of other homes in the area.

Bright, pastel, or harsh colors are not in keeping with the ambiance of our community and are not permitted.

The exterior of any outbuilding erected on any Lot shall be architecturally compatible with, and of material and construction comparable in cost and design to, the exterior surface of the dwelling located on said Lot.

Doors, Windows and Shutters

Doors and windows should be carefully proportioned and located to enhance the exterior appearance of the Home while taking advantage of opportunities for special views, natural light and ventilation.

The front door shall be of high quality materials such as mahogany, heart pine, oak, and other solid woods are encouraged, which may be stained or painted. Doors made of fiberglass, steel or simulated wood are also acceptable.

The windows should be in keeping with the style of the home. They may be painted wood, solid cellular PVC, or clad wood or vinyl. Tinted windows are acceptable, however reflective or mirror finishes are not permitted. Skylights are permitted on the rear of the home; they should not be visible from the street.

Shutters shall be shaped and sized in accordance with its respective window.

Roofs

Roofs and roof pitches should be carefully proportioned to the overall size and shape of the Home. A minimum roof slope of six in twelve is required with not less than 12" overhang. Permitted roofing materials are slate (including manufactured slate products), cedar shakes, terra cotta tile, copper sheathing, or architectural fiberglass shingles. Roof stacks and plumbing vents should be placed on rear slopes when possible.

Chimneys

Exterior chimneys should be made of brick, stone, stucco or other material approved by the ARB. Exposed metal flues are not permitted. All chimney caps should be finished in finish blending with the colors of the Home.

Foundations

The foundation may be made of brick, stone, concrete block or poured concrete. Brick, stone or stucco should be used as a finish material for the exterior of the foundation.

Parking and Driveways

Driveways up to 50' shall be constructed of concrete, asphalt, brick or other hard surface approved by the committee. After 50' the driveway can be crushed rock or stone or other approved substance.

Service Areas

Service areas containing heating or air conditioning apparatus, propane tanks, garbage containers, or other equipment stored outside the home may not be located within any front yard or side yard facing the street and must be appropriately screened by landscaping or approved fencing.

Landscaping

All landscaping plans are to include all structures, driveways, mailboxes, service yards, terraces, patios, walks, paths, outdoor lighting fixtures, walls, fences, pools, decks, gazebos and screened in porches.

The owner of each lot is responsible for maintaining all natural and introduced vegetation on the lot.

The fundamental design criterion to be considered in the review and approval of landscape plans is the need for gardens and lawns to harmonize with the native vegetation, terrain and natural beauty of the community.

Fences and Walls

Fences and walls should ne considered an extension of the architecture of the residence. All fence and wall designs should be compatible with the total surrounding environment. Perimeter fencing shall not have more that fifty (50) percent of any of its surface closed. Decorative style fence is encouraged for the front of the property, style and color must be approved by the committee.

Chain link fences are strictly prohibited except where not visible from the streets for a dog run. The run can not be any wider that the house and not to exceed 20' in length. Decorative wrought iron or high quality aluminum or vinyl clad fencing is permitted. Split rail wood fencing is also permitted.

Fences and wall shall generally not exceed five (5) feet in height. The use of retaining walls will generally be permitted where such omission would result in excessive slopes, erosion, excessive maintenance or excessive clearing. Retaining walls visible from the streets must be constructed of or faced with material or a type approved by the Committee.