

SERENITY EQUINE ESTATES
A Deed-Restricted Development in Jessamine County, Kentucky

I. Architectural Requirements

- The Architectural Control Committee (ACC) reviews and evaluates all proposed construction or modifications prior to construction to ensure harmonious neighborhood design.
- Minimum floor areas (excluding finished basement areas, garages and open porches):
 - i. One-Story. The ground floor area of a one-story residence shall be a minimum of 3,700 finished and habitable square feet, exclusive of the garage.
 - ii. One-and-One-Half-Story. The floor area of a one-and-one-half-story residence shall be a minimum of 4,100 finished and habitable square feet on the first floor, exclusive of the garage.
 - iii. Two-Story. The floor area of a two-story residence shall be a minimum of 4,500 finished and habitable square feet on the first floor, exclusive of the garage.
- Colors. Structures and components of structures of the following colors, subject to the prior approval of the ACC:
 - i. Roofs. All roof shingles shall be of the “dimensional shingle” type with minimum specification standards of 300 pounds or cedar shake, and shall be of a dark, earth-tone or black color. No white or light color shingles shall be permitted. All roof shingles, including variation in the minimum specification standards, shall be approved in writing by the ACC.
 - ii. Exterior/Structures. All exteriors of structures, including without limitation trim, soffits, and fascia, shall be painted or stained in earth-tone (as defined herein) or other approved colors and shall harmonize with the existing tones in the Development. Natural and solid body stains are recommended.
 - iii. Doors and Windows. Doors, window frames, grills, casing, and other window trim components shall be earth-tone or black.
 - iv. “Earth-Tone” means warm, muted colors ranging in the color spectrum from neutral (including white) to deep brown. By way of example and without limitation, the following colors are not considered to be “earth-tone” regardless of the tint, shade, or hue: yellow, green, orange, red, blue, pink, purple, and black.
- Landscaping requirements promote and ensure attractive lots.

II. Restrictions (DORs)

- Single-family detached residences only—no townhomes, condominiums, or apartments allowed.

- Chain-link fences, above-ground pools, and above-ground tanks are prohibited.
- No Airbnb, VRBO, or other short-term rentals allowed—leases must be a minimum of one (1) year or more.

III. Set Backs

- See Plat Cabinet 11, Slides 609-610.
- In addition, the following setbacks apply under the Restrictions, unless waived or modified in writing signed by the Developer:

Lots Nos.	Front Yard Set Back	Rear Yard Set Back	Side Yard Set Back
1-5, and 8-20	150 feet minimum	150 feet minimum	100 feet minimum
6 and 7	125 feet minimum	150 feet minimum	100 feet minimum

IV. Electric utility availability

- Developer has installed electric to a junction box for each lot. Upon determination of location of the residence and any transformer box, the developer will install or pay to install up to 100 feet of cable from the junction box to the transformer box.

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V. Homeowners Association

- HOA is funded by an initial capital contribution, annual assessments, and special assessments (as provided in the Declaration). Currently, the capitalization charge is \$500.00 upon transfer of any Lot, and shall be used to cover the Association’s operating expenses. Annual assessments are set annually based upon anticipated annual expenses. The most recent annual assessment is \$1,200 for 2020.
- HOA will enforce restrictions to ensure harmonious, attractive neighborhoods with well-preserved home values.

DISCLAIMER: This document summarizes certain portions of the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Serenity Equine Estates, filed of record in Deed Book 785, Page 293 in the Jessamine County Clerk’s office, as amended in Deed Book 802, Page 621 and Deed Book 803, Page 554. This document is not inclusive, and prospective buyers should consult the Articles of Incorporation, Declaration, By-Laws, and Rules and Regulations (“Governing Documents”) for further information. In the event of conflict between this document and any Governing Document, the Government Document shall control.