

**ARCHITECTURAL CONTROL COMMITTEE  
DESIGN AND DEVELOPMENT GUIDELINES  
AND APPLICATION AND REVIEW PROCEDURES FOR  
SERENITY EQUINE ESTATES HOMEOWNERS ASSOCIATION, INC.**

Pursuant to Article XI of the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Serenity Equine Estates dated October 19, 2018 of record in Deed Book 785, Page 293, in the Jessamine County Clerk's Office, as amended (the "Declaration"), and in addition to all other requirements of the Declaration, as may be amended from time to time, the Architectural Control Committee (hereinafter "ACC"), on behalf of the Board of Directors of Serenity Equine Estates Homeowners Association, Inc. (hereinafter "Board of Directors"), promulgates the following Design and Development Guidelines and Application and Review Procedures:

(1) **BUILDER APPROVAL.** All Builders in Serenity Equine Estates must be approved and placed on the Serenity Equine Estates Approved Builders List by Turner Estates, LLC, Declarant and Developer of Serenity Equine Estates (hereinafter "Developer"), prior to submitting to the ACC any plans and/or specifications for original construction. Any and all original construction in Serenity Equine Estates must be performed by, or under the supervision of, an Approved Builder at all times during said original construction. Original construction shall constitute all construction beginning at the time the original building permit is issued and continuing through and until the issuance of the original occupancy permit. After the original occupancy permit is issued, all construction (including modifications, additions, alterations, repairs, and any other construction) shall be subject to the jurisdiction of the ACC.

(2) **SUBMITTING OF PLANS, SPECS, ETC.** Prior to the beginning of any construction, improvements, installation or erection upon any Lot (defined as the beginning of any excavation, grading or placement of building improvements), there shall be submitted, in writing, to the ACC, the following:

a) **Building Plans/Roof Pitch:** Plans, specifications (in compliance with all applicable building codes), and elevations of all buildings or improvements to be constructed, reconstructed, or repaired, including a description of all exterior building and roofing materials. No roof pitch shall be less than seven (7) inches rise per twelve (12) inches run. No building (permanent or temporary) shall be erected nor located on any lot nearer to the front, rear, or side property line than that permitted on the applicable Serenity Equine Estates Subdivision Plat or the Jessamine County Planning and Zoning Ordinances and Subdivision Regulations, whichever is more restrictive. Said plans and specifications shall be submitted in duplicate and the ACC shall have that period of time set forth in the Declaration to review said plans. The ACC may request additional information, if necessary, regarding all such plans and specifications. All plans and specifications shall be approved prior to the commencement of any construction, improvements, installation or erection upon any Lot.

b) **Lot Layout/Plan:** Lot plan showing the proposed location and dimensions of all buildings, fencing, driveways, porches, patios, and terraces, or other improvements, all applicable front, side, and rear lot lines and easements, floor level elevations, and all utility lines

of every type (which shall be installed underground from the “tap on” or connection point to the residence or other approved structure served). The plot plan shall include proposed swales or other major changes in final grade. No existing drainage channels can be changed without the ACC’s approval.

c) Building Permit: A copy of the building permit obtained from the appropriate Jessamine County authority, with regard to the proposed construction; provided, however, in the case of reconstruction, said building permit shall be submitted to the ACC.

d) Landscape Plans: All plans submitted to the ACC for original construction of a residence upon any lot shall include a landscape plan. Said landscape plan shall include a description of all final grading, seeding, and plantings. All landscaping plans shall include interior lot planting or other decorative landscaping structures in an amount or cost which shall not be less than 2.5% of the cost of the residence built thereon, as calculated from the cost estimates on the building permit. Variance of this standard may be permitted by the ACC upon application of owner depending upon the existence and density of natural vegetation which remains on a given lot.

e) Erosion Control Plan: All plans submitted to the ACC for original construction of a structure upon any lot shall include a description or plan of erosion control during the period of construction which plan shall be designed to prevent the runoff of dirt, mud, or other construction-related debris onto any adjoining lot, right-of-way, or lake during the period of construction and until the lot is seeded or sodded. No grading shall be done in any sinkhole or drainage easement.

f) Design, Materials, Colors: All plans for improvements shall include the design of said structure, along with a description of the building material to be used, and shall also include a description of all exterior colors including color of the building material, finish trim, and roof. Modular, prefabricated, or pre-constructed framing, with the exception of roof trusses and floor joists, shall not be permitted.

(3) INSPECTIONS OF CONSTRUCTION. During the course of original construction, each building site may be subject to at least three (3) interim inspections by one (1) or more members of the ACC. Such inspections shall be performed at or near the following three (3) stages: a) prior to or near completion of pouring of footers; b) prior to or near completion of framing of the residence; and c) prior to or near completion of exterior masonry and/or siding materials. These interim inspections shall be performed in order to confirm that construction of the residence is being (and has been) conducted in a manner not inconsistent with the plans and specifications as originally submitted to and approved by the ACC. In the event any of the inspections shall raise questions by the ACC concerning the consistency of the construction with the plans and specifications as approved, the ACC shall attempt to notify the builder of the question(s) or concern(s) without undue delay and, if necessary, provide written notice to the builder within five (5) business days. Thereafter, the builder shall provide a written response within five (5) business days from the date of receipt of actual notice addressing the alleged deviation(s) from the approved plans and specifications and, if so desired and/or required to resolve the matter, request an informal meeting with the ACC. After providing the builder the

opportunity to respond to the alleged deviation(s), if the ACC concludes that construction is not being conducted according to the approved plans and specifications, then the ACC may require the builder to perform all acts necessary to bring the construction into conformity with the approved plans.

(4) UNDERGROUND UTILITY LINES/WIRES. Any and all utility lines or wires for communications (except as provided below) or for the transmission of electrical current outside of any residence or building shall be constructed, placed, and maintained underground. All other utility conduits shall similarly be constructed, placed, and maintained underground. However, the foregoing shall not preclude wires for communications utilized by amateur radio operators, which wires (and the construction and placement thereof) shall have the prior approval of the ACC.

(5) SEPTIC TANKS: For all residences, property owners shall be responsible for installing septic tanks that comply with all Jessamine County and Commonwealth of Kentucky Health Department Regulations. All septic systems must be underground and connected to the private sewer system. In addition, septic tanks must be installed with above ground clean-out plugs and placed so that they can be regularly pumped.

(6) WRITTEN APPROVAL OF PLANS/SPECS: No original construction, modifications, additions, alterations, or repair of damaged improvements shall begin until the ACC or proper authority has given written approval of the plans and specifications. Approval of the plans and specifications may be withheld by the ACC and changes or modifications demanded as a condition of approval if: 1) The ACC determines that the proposed improvements or location(s) violate any provision of these guidelines or the Declaration; 2) The plans do not satisfy the high standards set by the ACC for Serenity Equine Estates, in terms of site plan, style, or construction materials proposed to be used; or 3) The plans concerning erosion control and sediment runoff prevention are determined to be inadequate.

(7) SIMILAR PLANS: No plans and/or specifications for a proposed residence (or construction) shall be approved if it is determined by the ACC that the proposed residence (or construction) will be substantially similar to and visible from another residence previously constructed, currently under construction, or previously approved but not yet under construction.

(8) EXTERIOR FOUNDATION: There shall be no exposed block or poured concrete on the exterior of any residence and/or other improvements or structures. Brick or stone must cover exterior foundation from grade to sill plate. Chimneys constructed on exterior walls shall be of brick or stone.

(9) CONSTRUCTION MATERIAL: All construction material used shall meet or exceed all applicable building codes and regulations of Jessamine County. No vinyl shall be permitted.

(10) DRIVEWAYS: All driveways shall be finished with pavement of concrete, asphalt, or such other hard aggregate surface as may be approved by the ACC in advance; and further, all driveways shall be completed prior to the occupancy of any residence thereon.

(11) TWO CAR GARAGE MINIMUM: A residential building shall not be constructed or permitted to remain upon any lot unless the same shall have an attached two (2) or more car garage. "Attached" is defined as a contiguous and integral part of the main dwelling. In addition, there shall be no carports, attached or unattached. No front entry garages attached to the primary residence will be permitted. Further garage restrictions can be found in the Declaration.

(12) LANDSCAPING: All landscaping shall be installed before issuance of a Certificate of Occupancy of any residence, except that legitimate weather/seasonal variances of this requirement may be granted by the ACC upon request by any owner.

(13) CHANGES TO PRIOR APPROVED PLANS: The ACC shall have the right to approve or disapprove, at its sole discretion, any proposed alterations or changes from prior approved plans.

(14) LAPSE OF APPROVAL: If construction is not started within one (1) year from the date the ACC approved the plans, the approval shall lapse. Reapproval by the ACC shall be required prior to beginning construction.

(15) CONSTRUCTION WASTE CONTAINERS: At all times during original construction (and, in the discretion of the proper authority, during any and all modifications, additions, alterations, repairs, etc.) there shall be maintained on each lot a Construction Waste Container sufficient in size to allow for the proper maintenance and cleanup of the lot during said construction. At all times during construction all lots shall be kept clean from trash and debris in order to promote the aesthetic beauty of Serenity Equine Estates.

(16) COMPLETION WITHIN ONE YEAR: All buildings shall be completed within one (1) year after issuance of a building permit.

(17) ARCHITECTURAL STANDARDS: The ACC hereby incorporates into the hereinabove set forth Design and Development Guidelines those certain Minimum Architectural Standards set out in Article XI of the Declaration.

(18) MEMBERSHIP: The initial ACC consists of the following five (5) members which have been appointed by Board: Troy Turner, Daren Turner, and Nathan Billings.

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IN WITNESS WHEREOF, the undersigned, being all the duly appointed and currently active members of the Architectural Control Committee, have hereunto promulgated these Design and Development Guidelines and Application and Review Procedures all on this October 19, 2018.

/s/ John N. Billings  
John N. Billings, Secretary