

Serenity Ridge Owners Association

Design Guidelines

**Effective March 16, 2018 / Revised February 2024
Management company change 11/1/23**

The Serenity Ridge Owners Association Architectural Review Committee has prepared this Design Guidelines booklet to assist you, the homeowner, with architectural guidelines, policies, and procedures, and with other rules of the community. The goal is to ensure consistency throughout the neighborhood and maintain property values in Serenity Ridge. We hope you will find it helpful and will refer to it when you have questions about covenant enforcement or are preparing a request for the Architectural Review Committee. This is a basic guideline and cannot cover every situation. It is the homeowner's responsibility to submit an ARC request for all changes to the outside of their home, additions, and landscape changes. It is incumbent on the Architectural Review Committee to review the request and make a judgement in the best interests of the community.

Questions or concerns that need clarification should be directed to your association management company. If they are unable to respond to you directly, they will forward the issue to the Board of Directors for review.

ASSOCIATION MANAGEMENT COMPANY
As of November 1, 2023 the new management company is:

Centennial Property Services, Inc.

PO Box 4118

Centennial, CO 80155-4118

Phone: (303) 400-8494

Email: HOA@centps.com

FOR SERENITY RIDGE OWNERS ASSOCIATION

All residents of "Serenity Ridge" belong to the Serenity Ridge Owners Association. The Association is a non-profit Colorado corporation with a Board of Directors. We encourage you to read the following documents that are available on the management company website:

- Declaration of Covenants, Conditions, and Restrictions
- Articles of Incorporation
- Bylaws

RESPONSIBILITIES OF THE ASSOCIATION

- Covenant enforcement for homeowners in Serenity Ridge
- Architectural approval for homeowners in Serenity Ridge
- Maintenance of landscaping, fencing, and walkways within the common areas
- Curb-side trash collection for each homeowner in Serenity Ridge
- Liability insurance for common areas belonging to Serenity Ridge
- Perimeter fencing adjacent to common areas only (all other perimeter fencing is the responsibility of the property owner to maintain)
- Entry monuments at Arapahoe Road and S. Oak Hill Way and Smoky Hill Road and S.Oak Hill Way
- Maintenance of recreation equipment and facilities.
- Park-like facilities for homeowners living in Serenity Ridge.
- Water for Common area landscaping

ARCHITECTURAL POLICIES

A spirit of cooperation between the Architectural Review Committee (hereinafter referred to as the "ARC") and the members of the Association will go far in creating a harmonious environment to benefit all homeowners. This will help protect your financial investment and provide compatibility of improvements.

All plans and specifications showing the nature, kind, shape, color, size, materials, and location of all proposed improvements shall be submitted to the ARC for review and approval or disapproval prior to the commencement of construction, unless a specific "preapproval" is listed in the following pages.

The term "improvement" includes such items as landscaping, paths, fencing, patios, decks, pools, hot tubs, play equipment, pet enclosures, deck covers, gazebos, and exterior housing materials and colors. The Design Guidelines are not the exclusive basis for decisions of the Architectural Review Committee. All reviews are made on their individual merit - approval or denial in one instance does not necessarily mean the same decision in another set of circumstances.

The ARC consists of three to five members who volunteer their time to insure the consistency.

SUBMITTAL PROCEDURES

Requests for approval should be e-mailed to the Management Company. The form is available for download on the first page of the Management Company's website, Plans and specifications should be detailed and include the following:

- Plot plan or improvement survey showing the location of the improvement(s)
- Landscaping description - identify trees, shrubs, mulch areas, flower beds, vegetable plots, walkways, etc.
- Height, width, length of any structures or equipment
- Color and composition of all materials to be used
- Your name, address of the property, and a mailing address if different than that of the property

PLAN AHEAD! The ARC strives to respond to requests quickly, but 30 days are allowed by covenant. Decisions will be returned in written format and will be one of four responses: (1) approval, (2) approval with conditions, (3) request for additional information, or (4) denial. If a request is denied, you may appeal the decision of the ARC to the Board of Directors by submitting a written request via the management company within 45 days of denial. The Board of Directors will review your request and if unable to resolve it, you may have a hearing at the next Board of Directors meeting.

The following list is not intended to be all-inclusive. There may be additional requirements in the Declaration of Covenants, Conditions, and Restrictions. We again urge you to read them and become familiar with your obligations as a property owner and member of the Association.

DESIGN GUIDELINE SUMMARY

Following is an alphabetical list of improvements, some "pre-approved" items for more commonly requested changes, and several items which are specifically prohibited. This is not intended to be an all-inclusive list of possible submittal items -- any item not included must be submitted for approval.

BE SAFE and be sure you won't be required to remove or rebuild an improvement.

If you have questions, ask first!

Accessory Structure

Approval is required prior to installation for any freestanding accessory structure. This includes such items as a playhouse, storage facility, gazebo, cabana, fort, greenhouse, animal enclosure, etc. Each such structure will be evaluated on its own merit and appearance.

See also "Storage Shed"

Additions and Remodeling

Approval is required prior to installation. Additions, expansion, or remodeling which will alter the exterior of any residence requires submission of detailed plans, specifications, dimensions, and location.

Address Numbers

ARC approval is not required if the size of each number is no larger than 6" in height or width and is a color compatible with the home. Only the four or five numerical numbers of the address are permitted.

Air Conditioning

Approval is required for new installation. Approval is not required if the unit is a replacement of a current unit. Units on the side of the home should have adequate landscape screening installed to shield the unit from view from the street. Consideration must be given to visibility of the unit and noise which may be disturbing to neighbors. Roof-mounted and window-mounted cooling or heating systems are not permitted.

Antennas

Installation of any direct broadcast satellite dish (DBS) that is one meter or less in diameter or an antenna that is one meter or less in diameter or diagonal measurement or television, antenna is permitted. The location for a DBS satellite dish and MMDS antenna shall be in a location at the back of the house (roof or rear wall) or in the backyard that is shielded from view from the street(s) and adjacent residences. Placement in backyard may not be on fencing and shall be on a separate post that is lower than the fencing. The secondary location shall be installed in a location that is shielded from view from the street(s) and adjacent residences, provided such location does not preclude reception of an acceptable quality signal. Installation of any antenna designed to transmit radio, television, cellular, or other signals that does not also receive over the air video programming services as described is strictly prohibited.

Awnings

Approval is required prior to installation. Awnings should be retractable, neutral in color, and constructed of cloth (as opposed to metal or plastic) are preferred. No awnings are permitted in the front area of the home.

Basketball Hoops

PORTABLE HOOPS: Approval is not required provided the following guidelines are met:

- For safety and access reasons, hoops must be kept **BEHIND THE SIDEWALK** at all times, and are not allowed to be placed in the street.
- Portable hoops will be allowed in view from May 1 thru September 30. From October 1 thru April 30, portable hoops must be stored away from view unless being used in actual play.

GARAGE MOUNTED HOOPS: Are not permitted.

PERMANENT POLE MOUNTED HOOPS: Approval is required prior to installation and are restricted to the backyard. Maximum height is 10 feet. Recommended installation is a removable pole with a ground sleeve no further than 4" above grade. All requests will be evaluated on placement and circumstances of each backyard. Installation must not impair neighbors' view or enjoyment of their yard. See Sports Courts.

Birdhouses and Bird Feeders

One birdhouse/birdfeeder is permitted provided it does not exceed 1'x2' and is installed in the back yard. Maximum height allowed for a pole mounted unit is 8 feet or it may be hung from a tree branch at any height. Additional birdhouses/birdfeeders require ARC approval. It is strongly recommended that food not be provided for pigeons which become a problem to the neighborhood.

Decks

Approval is required prior to installation.

Decks must be wood or wood-look material. Wood decks shall be stained with a clear sealer, or may be stained a color that is compatible with the color scheme of the home. Wood-look materials must also be a color compatible with the color scheme of the home. Decks must appear to be an integral part of the residence, and, in general, no part of the stairs or landings will be allowed to extend into the side property area beyond the back corners of the home. No freestanding decks will be approved.

Construction of decks over sloped areas is discouraged. The ARC may require that open areas under decks be closed from view or that the deck be stepped to conform more closely to the existing grade.

Deck Covers

Approval is required prior to installation. Must be of material to match either the deck or the home in both material and color. Consideration must be given regarding line-of-sight views from neighboring properties.

Decorations, Seasonal

No approval is required provided materials are in good taste, not installed earlier than 30 days prior to the holiday, and are removed (including light clips) within 30 days following the holiday.

See also "Flags"

Decorations, Permanent

Approval is required for any permanent items such as yard statuary, benches, arbors, birdbaths, fountains, wall-mounted art, etc.

Dog Kennels/Dog Houses

Approval is required for all pet enclosures. Maximum size of pet enclosure is 500 square feet. All pet enclosures must be placed in backyard area. The drawings for said dog kennels/houses must be submitted to the ARC with a detailed drawing - exhibit.

Suggested methods of containment are:

- open rail fencing with weld wire (heavy gauge wire with 2"x4" openings, also called "rabbit wire" or "grid wire"), also PVC covered weld wire.
- "invisible" below-ground electronic containment systems.

Chain link material will not be approved

The maximum size of doghouse that may be installed without prior approval is 36" in height, width, and length. All other dog houses require approval prior to installation. Dog houses must be compatible with the home in material and color.

Doors

- Screen/Storm/Security doors: must be white, black, bronze, or match existing color of home, excessive scrollwork and filigree is prohibited.
- Entry doors: must be stained or painted a color that is compatible with trim and siding color of home.

Any other door style or color must be submitted for approval. Unpainted aluminum doors are not permitted.

See also Painting.

Drainage

Any interference with the established drainage pattern over any property within the community is done at the property owner's risk. This includes changes which occur due to installation of any improvement, including but not limited to French drains, channelization, piping, landscaping, decks, patios, retaining walls, hot tubs, play equipment, and accessory structures. The ARC makes no representation of approval for changes to drainage and subsequent impact on adjacent properties. The "established drainage pattern" is that which exists at the time the final grading of any property is completed, and the property conveyed to the owner.

Each property owner is obligated to contain mud, silt, or other debris on his/her own property. Owners must not increase historical flows of water onto adjacent property.

Homeowners are responsible for any damage caused to adjacent properties due to changes made in the original drainage of the homeowner's property.

Driveways

Approval is required for any expansion or widening of a driveway. Widening for the purpose of extra parking will not be permitted.

Extensions to existing driveways may not exceed 3 feet in width on either side. Parking in rear or side yards is not permitted. Colors other than natural colored concrete must be submitted for approval. No driveways can consist of asphalt overlays or extensions.

Fences

Approval is required prior to installation for any type or location of fencing.

Lot perimeter fencing shall be of the style and color shown in Exhibit A attached hereto.

Weld wire (heavy gauge wire with 2"x2" or 2"x4" openings, also called "rabbit wire" or "grid wire" [not chicken wire]) will be installed on the fence. This wire must be sandwiched - see Exhibit A.

Each case will be considered on its individual merit and need. No double fencing will be allowed. Fencing in excess of 42" in height will not be approved.

Perimeter fencing installed by the developer may not be removed, changed, or modified. No gates will be allowed in the perimeter fencing to provide access from lots to open space area.

Only clear stain or waterproofing may be used on the community side of HOA perimeter fencing. Homeowner side of the fencing must be clear or a stain color submitted and approved by the ARC.

No gates will be approved except those on the side of the house facing the front of the property.

Flags

As of May 2022, the Flag policy was amended.

Bracket holders are permitted on the home without prior approval. Flagpoles require DRC approval and shall not exceed fifteen (15) feet in height and placed at least ten (10) feet from the lot boundary. No more than two (2) flags shall be displayed on a Lot. Flags shall not exceed a maximum of dimension of three (3) feet by five (5) feet.

Flags should not contain any type of commercial message that advertises a product or service for sale.

Sport flags flown in support of a team should be flown during the appropriate season of play.

Seasonal flags that are considered a decoration and should be flown at the appropriate time of the year and follow the decoration guidelines.

All flags must be kept in good condition and be retired/replaced if torn or damaged.

Gardens

Flower Beds - approval is required and must be shown on submittals of landscaping plan.

Vegetable Gardens - approval is not required, however, vegetable gardens are limited to back yards and should be in addition to the overall landscaping of the yard. The height of mature plants shall not exceed 6 feet. All gardens shall be kept in a neat, weed-free condition.

See "Landscaping"

Gazebos

Approval is required prior to installation for all freestanding structures.

Due to the open nature of this community, each submittal will be considered on its individual merit and intent. Gazebos with fabric walls should be considered seasonal and be removed in the winter.

Grade Change

See "Drainage"

Greenhouses

See Accessory "Structures"

Hot Tub/Spa/Sauna

Approval is required prior to installation for any exterior hot tub, spa equipment, or sauna. The equipment must be designed as part of a deck or patio area and installed in such a way that it is not immediately visible to or will adversely impact neighbors by noise, drainage, or other such problems. The equipment will only be permitted in back yards at ground level.

Irrigation systems

Automatic irrigation systems do not require approval from ARC provided they are installed as part of an approved landscaping plan and do not encroach into common areas.

Landscaping

Rear and side lot landscaping shall be completed within 6 months after conveyance of the property to the owner. A winter contingency shall be considered for the purposes of landscape installation. The landscape season shall be considered to begin on April 1st and continue until October 31st.

City codes must be followed in regard to percentages of non living durable materials versus long lived ground cover such as bluegrass, shrubs, trees or other planted materials.

All materials used must be listed in the request with colors shown. Colors of all rock, concrete, pavers etc. must be a neutral color and blend with the colors of the home.

An underground sprinkler system shall be installed at the time of initial landscaping.

All portions of a lot outside of enclosed structures shall be always kept in a clean and tidy condition, including trees. Nothing shall be done, maintained, stored, or kept outside of enclosed structures on a lot which, in the determination of the Board, causes an unclean, unhealthy or untidy condition to exist or is obnoxious the senses.

Trees within 'tree lawn' areas (along sidewalk), according to the approved plat through the City of Aurora, must be maintained and replaced if they die within the season with a minimum trunk diameter of 2". No evergreen trees will be approved for tree lawns. Front yard trees must be maintained and replaced if they die with a minimum trunk of 2" in diameter. All tree lawn and front yard trees must be submitted for approval to the ARC.

When submitting landscaping requests to the ARC, detailed information must be provided including, design, planned plant material and hardscape type and color. A basic diagram showing measurements should be submitted showing the relation of landscaping to structure.

It is the homeowner's responsibility to ensure drainage and grading of the lot is not negatively impacted by landscaping. Homeowner is liable for any adverse effects on neighbor's lots or HOA land and will be required to rectify any issues.

See also "Drainage"

Artificial Turf may be approved for rear yard landscaping only. No artificial turf will be approved for front yard landscaping. Artificial turf must be high quality and be professionally installed.

Xeriscaping may be approved for rear yard landscaping provided all guidelines from Aurora City for living and non-living material percentages are followed.

Lattice Work

Approval is required prior to installation for any latticework or other types of exterior screening. Lattice shall be a minimum of 12" thick, stained a natural color to match the deck and shall be kept in good condition.

Lighting / Exterior Lighting

ARC approval is not required if lighting is in accordance with the following guidelines:

- All lighting, including any security type fixture, must be directed downwards and the light "cone" created must be contained within the property boundaries to avoid a glare source to neighboring properties
- Walkway lighting must be directed to the ground and shall not exceed 24" in height
- One post light is permitted with maximum lighting of 150 watts
- All lighting fixtures should be dark colored to minimize appearance or be selected to blend with the surface on which they are installed

All other lighting must be submitted for approval.

Painting

Serenity Ridge uses the color palette created by Richmond Homes for Phase 2 (between Oak Hill Way and Powhatan Rd). If a homeowner in Phase 1 wishes to repaint using the exact same colors of their home this will be approved as long as the current color blends well in the area. If any changes are desired, the homeowner must select a color scheme from the approved color palette. The book with all colors is available upon request to the Management Company to be loaned to assist with the decision process. Colors selected must blend well with the existing brick/stone areas of the home. Approval will take into consideration the color tone and brightness, architectural style, stone or brick accents, roofing colors, compatibility with other colors, and the color of neighboring properties.

No adjacent properties shall be allowed to use the same color scheme.

All homes are to be painted and/or maintained on a regular basis to prevent chipping, peeling, fading, or other general signs of disrepair and neglect.

Patios

Approval is required prior to installation. Materials compatible with the home in color and size such as pavers, flagstone, or concrete, should be utilized.

See also "Additions/Expansions" and "Decks"

Patio Covers

Approval is required prior to installation. See "Deck Covers"

Play Equipment

Approval is required prior to installation. This includes but is not limited to fort-style play structures, swing sets and climbing equipment. Any such equipment shall be placed in the backyard and must be a minimum of 6' feet from any property line. Maximum allowable height of equipment is 13 feet, natural wood and/or earth-tone finishes are preferred. Additional landscape screening may be required depending on location of play area and proximity to adjacent properties.

Installation of play equipment must not interfere with neighbors' views. Use of equipment must not create a noise issue and reasonable quiet times should be observed to avoid inconvenience to neighbors.

See also "Basketball Hoops," "Sport Courts," and "Trampolines."

Retaining Walls

Approval is required prior to installation. Any retaining wall in excess of 36" must be accompanied by a professional engineer's certificate of structural design. See also "Drainage" Wall materials must be approved and color should be neutral and blend with the home colors.

Roofing

Roofs shall be, Class A fiberglass asphalt, upgrade multi-dimensional fire-resistant roofing materials or concrete tiles. Recognizing that future technology changes may occur which would render certain materials more compatible, other roofing products may be considered on a case by-case basis.

Security Bars/Windows

No "burglar bars," steel or wrought iron bars or similar fixtures, whether designed for decorative, security or other purposes, shall be installed on the exterior of any windows of any building.

Sheds

See "Storage Structures"

Siding

Approval is required prior to installation for any change to siding from that originally installed on the home. Aluminum, steel, or vinyl siding will be considered for approval if the color, texture, dimensions, and general appearance matches existing siding throughout the community.

Signs –

As of May 2022, the Sign policy was changed. No more than three (3) signs shall be displayed on a lot. A sign with more than two sides is prohibited. Signs must be on the lot and not in a common element. Signs shall not exceed a maximum dimension of two (2) feet by three (3) feet. Height shall not exceed four (4) feet in height, measured from the top of the sign to the lowest adjacent grade.

Real Estate Signs – One sign advertising the sale of a home or lease is permitted not to exceed two (2) feet by three (3) feet. Must be removed within two weeks of closing or leasing or transfer of property. Any such sign shall count towards the total signs permitted on a Lot. n: one sign advertising the home for sale or for lease, not to exceed (2) two feet by 3 feet. Any such sign shall be removed within two weeks after closing or transfer of property.

Signs should not contain any type of commercial message that advertises a product or service for sale.

Signs on display to celebrate and event or a life milestone, fall under the decorations guidelines and should be removed once the event has been celebrated. (i.e., graduation signs should be removed within 30 days of the event).

Skylights

Approval is required prior to installation. Skylights must be installed as an integral design component of the roof, at the same pitch and angle of the existing roof.

Solar Energy Devices

Approval is required prior to installation. All such devices must be integrated into the existing design of the home, and if roof mounted, shall be at the same pitch and angle of the existing roof.

Sport Courts

Approval is required prior to installation. Sport courts must meet the following Guidelines:

| SQUARE FOOTAGE OF LOT | MAXIMUM COURT SIZE PERMITTED |
|------------------------------|------------------------------------|
| Less than 10 000 square feet | 625 square feet (approx. 25'x25') |
| 10,001 - 18,000 square feet | 900 square feet (approx. 30'x30') |
| More than 18,001 square feet | 1260 square feet (approx. 28'x45') |

Maximum size of court which will be permitted is as follows:

- A minimum 15' setback is required from all property lines.
- Court colors are restricted to dark green, light or dark gray. Actual color samples must be submitted.
- Fencing, ball nets, etc. around the court area are strongly discouraged. Any proposed containment system must be shown on the initial submittal as well as a description of

- any play equipment that will be installed on the court.
- A visual buffer using plant material, at least 33% of which must be upright evergreens, will be required to screen the court from adjacent properties. Plant material and height of plant materials at installation must be included in the initial submittal. Minimum plant height at time of installation shall be 4 feet, with a minimum mature height of 6 feet.
- "To scale" plans will be required which also show proposed or existing landscaping and relationship of court to property lines and home. Plans must also show drainage plans to accommodate court, and retaining walls, if any.

Storage Structures

Approval is required prior to installation.

Any storage structure shall be placed a minimum of 6 feet from any structure as required by the City of Aurora. The structure must be finished and roofed with the same materials as the home, with the roof pitch to be similar to that of the home. Sheds shall not exceed 80 square feet, shall not exceed 8'6" at the highest point, and shall be placed on a concrete foundation. Each such submission will be evaluated based on its own merit and purpose. Approval on one property does not mean approval will be granted for another property.

Additional restrictions may be required, such as landscape or other screening, based on the Committee's evaluation of the lot, grade, and visibility from the street or adjoining properties. See also Accessory Structures.

Swamp Coolers

No roof-mounted or window-mounted swamp coolers or evaporative coolers are permitted. See "Air Conditioning" for ground-mounted guidelines.

Swimming Pools

Approval is required for all types of swimming pools except as noted below, whether in-ground or above-ground. Appropriate permits must be obtained from the governing municipality and all safety requirements met.

Inflatable or lightweight wading pools and splash pools not exceeding 6 feet in diameter, placed in the back yard, may be used without prior approval.

Swing Sets

See Play Equipment.

Trampolines

Approval is required prior to installation. The top surface of the trampoline shall not exceed 6 feet in height from ground level, and the trampoline shall be placed in back yard at least 6 feet from any property line.

Installation of play equipment must not interfere with neighbors' views. Use of equipment must not create a noise issue and reasonable quiet times should be observed to avoid inconvenience to neighbors.

Trash Cans - Trash in General

All trash cans must be removed from outside the home within 24 hours after the trash has been picked up.

No owner can store trash, boxes, ladders, cement mixers, wood or any other unsightly debris in front of the home for any period of time.

All storage of trash containers, with the exception of trash day, must be inside the garage area.

Trees

See "Landscaping"

Tree Houses

Tree houses are not permitted.

Windows

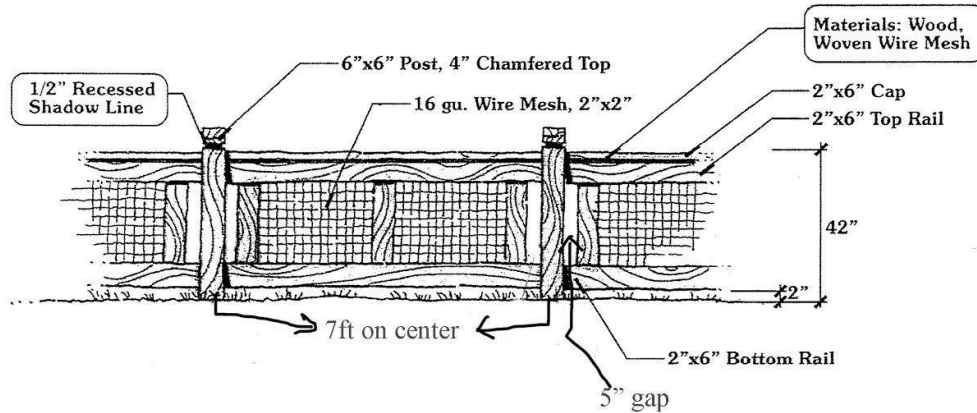
All windows shall be painted or stained wood, vinyl, or non-reflecting metal frames and dividers. Mill finish on aluminum windows is specifically prohibited. Reflective glass is not permitted.

Wood Storage

Is prohibited for fireplaces, building items or for

sheds. See Sheds.

SERENITY RIDGE FENCING GUIDELINES - EXHIBIT A



Cedar wood to be used for construction.

Wire mesh must be “sandwiched” between a finishing board along top and bottom of fence and on slats on fence. For examples please see HOA fences surrounding parks, open spaces and walkways. If in doubt it is your responsibility to contact the management company for guidance prior to installation.

PLEASE NOTE: AS OF MAY 2022, THE DESIGN REVIEW COMMITTEE IS EXPLORING OPTIONS TO INCORPORATE PRIVACY FENCING INTO THE GUIDELINES.

MORE DETAILS TO COME