

3/30/19

Serenoa Architectural Review Committee

Mission

The residents of Serenoa are proud of the aesthetic beauty of their homes and the Community. The Architectural Review Committee (ARC) monitors, enforces and assists Homeowners in the compliance with the Building Restrictions and Maintenance Obligations (Article III) and Architectural Control and Variances of the Covenants and Restrictions of The Serenoa Community Association.

Scope

Any and all Modifications/Additions/Enhancements to a Homeowner's external property (building and landscaping) come within the responsibility of the Architectural Review Committee (ARC) and through them, the Board of Directors of The Serenoa Community Association.

Process

Whenever any work is performed on a Homeowner's property, a Request for Review and Approval is to be sent to the Chair of the ARC whose contact information, as well as that of the other Committee members, is listed in the Resident Directory with any updates listed in the latest edition of the Serenoa newsletter, The Sentinel. The Committee will process **completed** Requests for Review and Approval generally within two (2) weeks from the date received.

The list of items that need to be reviewed may seem daunting, but here are some guidelines for some of the most popular types of projects:

Painting - Submit a Request for Review and Approval if you are going to paint your home and/or trim or roof. This includes the front door and the Pool/Lanai Cage. Make sure to include a paint sample. If it is a dark or vibrant color we may ask for a large sample, or ask to see a sample house. Requests will only be considered for paint color tones of ivory, cream, yellow, pink, peach, beige, tan, grey, and green. These paint colors should complement the roof color.

Additions - Submit a Request for Review and Approval if you are going to build an addition. You will need two sets of blueprints which show the existing footprint at the time of submission. If you would like guidance before the prints are drawn up, we will be glad to assist.

Landscaping - Submit a Request for Review and Approval if you are going to modify your landscaping. You may replace dead or old plants as necessary.

Tree Removal – Submit a Request for Review and Approval if you are considering the removal of any trees. Since Serenoa is a Canopy Community, we need to preserve our trees.

Play Systems - Submit a Request for Review and Approval if you are going to install a play system that occupies more than 400 square feet of ground. All play systems are to be located in the back yard, and consider your neighbors view if you are on a lake view lot.

Roofs – Submit a Request for Review and Approval for a roof replacement and/or modification. A sample of the roofing material must be included with the request.

Driveways - Submit a Request for Review and Approval for a driveway repair, replacement, coating and/or modification. A sample of the driveway material must be included with the request.

Serenoa Architectural Review Committee
Construction Approval Form
Page 1 of 3

Owner: _____

Lot#: _____

Address: _____

Date: _____

This application is being submitted for:

Preliminary Review _ Final Review_

EXISTING STRUCTURE: (Square Footage)

Air conditioned space (1st floor)

Air conditioned space (2nd floor)

Total AC space

Covered Porches

Lanai

Entries etc.

Garage

Other

TOTAL Existing

NEW CONSTRUCTION: : (Square Footage)

Air conditioned space (1st floor)

Air conditioned space (2nd floor)

TOTAL AC space

Covered Porches

Lanai

Entries etc.

Garage

Other

Total New Construction

Grand Total (Existing + Additions) Gross Sq. Ft.

Serenoa Architectural Review Committee
Construction Approval Form
Page 2 of 3

REQUIRED SUBMITTALS FOR THE ARCHITECTURAL REVIEW
COMMITTEE

Part 1: Required for additions or structural changes to existing dwellings:

SITE DEVELOPMENT PLAN: Two (2) sets showing the following:

- (a) Placement of structures including driveways, sidewalks, patios, pools, walls, and tree survey showing existing trees and denoting those to be removed or saved.
- (b) Existing grade, fill, finished elevations, utilities, drainage patterns and trees.

ARCHITECTURAL PLANS: Two (2) sets showing the following:

- (a) Unit floor plans and pool cage design.
- (b) Unit elevations, all sides and pool cage

ARC PLAN REVIEW APPLICATION (Page 3)

Part 2: Required for exterior color review: (Refer to Guidelines, Item 4)

EXTERIOR MATERIAL SPECIFICATIONS AND SAMPLE:

(Plan Review Application, Page 3)

Type and sample of roofs, walls, fascia and trim; windows, doors, patios, deck enclosures and driveways.

EXTERIOR COLOR PLAN: Showing samples and textures of all exterior surfaces.

Part 3: Required for landscape review:

FINAL LANDSCAPE PLAN: Two (2) sets showing the following:

Plant materials listed by type, quantity, and size in feet and inches; location, size and type of existing trees.

EXTERIOR LIGHTING PLAN

FEATURES COLOR / FINISH DESCRIPTION

Driveway
Entry
Stoop
Siding
Stone
Brick
Stucco
Shutters

Serenoa Architectural Review Committee
Construction Approval Form
Page 3 of 3

Windows

Window Trim

Entry Door

Glass Sliding Doors

French Doors

Garage Doors

Roofing

Facia

Soffitt

Gutters

Chimney

Screening

Porch/Patio Deck

Pool Deck

Fencing/Walls

Planters

Note: Include color chips, materials, samples or color product, photos, etc. with application