

Prologue:

Serenbe is nothing like any other development ever built in metro Atlanta and we strive in every way to be different and this includes our landscaping. Accordingly, the developers and landscape visionaries planned for landscapes filled with classic southern garden plants and native flowers that would be reminiscent of the historic gardens of the most well-known estates of the South. Also, Serenbe strives to have landscapes that have less of an ongoing impact on the environment. Accordingly, there is very little turf grass in our development. Lastly, Serenbe residents currently pay an association fee to maintain all the fronts and sides of the residences and common areas. This means that the developers and the HOA have a much greater say in what is planned for these spaces as they must maintain them.

An appointed Project Landscape Architect (Community LA and the Design Review Board Chair) will review the design of the landscaping for each lot in Serenbe and verify that it is consistent with the vision of Serenbe. Homeowners wanting an upgrade beyond the standard builder landscape package may contact one of the approved landscape designers or the community LA, to have their plans designed. (Contact the developer for an approved list)

After the homeowner has closed on their lot, additional landscaping may be designed and installed by any professionally qualified landscape architect, designer or the homeowner themselves. However, most exterior modifications of any type require approval of the Design Review Board (DRB) prior to beginning construction. Please consult the design review guidelines to determine if the changes require review and approval. In general as the front and side yards will be maintained by the Home Owner Association, those public areas of yards are highly restricted while the rear or private areas are fairly open to personal desires. The plans must meet the minimum requirements listed in this document.

Finally, if it becomes necessary, at some point in the future the developers, town founder and/or the HOA may require a fee to review plans for improvements. This will help offset costs the Association might incur and cover the fees to hire the appropriate design professionals to carry out these services.



Serenbe

LANDSCAPE - DESIGN GUIDELINES

prepared by:



Amenity Architects, LLC.
Landscape Architecture | Hardscape Design | Site Planning | Commercial Art

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1. Introduction

The Serenbe property is subject to certain restrictions as defined in the Declaration of Covenants, Conditions, and Restrictions for Serenbe. This manual is designed to further explain and provide guidelines for construction. The developer reserves the right to revise and update this document to meet future requirements and eliminate ambiguities or issues that may arise as a result of this document. This right continues until such a time that the community is turned over to the Home Owner's Association at which time revisions turn to the discretion of the HOA.

Serenbe is blessed with rich and beautiful land and the intent is to keep it so. Great care has been taken to preserve the natural pattern of growth here, and to leave large areas of land undeveloped and undomesticated. Features of the natural environment, such as ponds, streams, large granite outcroppings and heavily forested woodlands will remain much as they are today. Along roads and trails, paths and parking lots, picnic areas and public plazas, the plant material will be thoughtfully designed. From ground covers to grasses and shrubs, from small trees to large hardwoods, consideration will be given to what might naturally evolve in this setting.

In places where roads are built and the built areas become denser, the landscape may take on a more manipulated form, perhaps with trees planted to form an allee, or with stately individual specimens, which will help move the landscape from the wildness of nature to the more urban feel of civilization. In these areas, trees will be featured at their most magnificent, creating a sense of stability, of strength, of power, and of individual presence.

For homeowners, gardens and yards will offer opportunity for personal expression according to individual taste. Each private garden will become part of a picturesque whole, each borrowing from and contributing to the collective landscape of the community.

Throughout Serenbe there is an emphasis on detail, space, sight lines, focal points and framing. Beds must be layered with ground covers, perennials, shrubs and trees. Streetscapes will have vines, perennials, creeping ground covers and low native shrubs clinging to and hanging over walls at the edges of sidewalks. Street tree plantings will include a mix of species rather than the typical repetitive monoculture of today's subdivisions. Right of way areas and drainage swales will be planted with native grasses, flowering perennials, small shrubs and trees. Front yard fences and porch railings will be encased in flowering native species. In lieu of the common turf grasses which require heavy use of chemicals and maintenance perennial gardens starting street side will transform into naturalized areas with ground covers and shrubs under the canopy of mature trees. These natural areas will then slowly progress into more formal foundation plantings nearer the house.

1.1 Method:

At Serenbe the Landscaping which consists of three phases (design, installation and maturity) will strive to achieve the following three goals. One, to be environmentally sustainable; two, to be ecologically sensitive and three, to engage the senses. In order to achieve these goals a 'design-build' approach is to be used with the landscape team working hand in hand with the developers and architects. In typical modern community developments landscaping is an afterthought and often carried

out by builders using unqualified landscape contractors. In Serenbe the landscape has been thought of as an integral part throughout the process. The Landscape team has been involved since the inception of the project. The results of this involvement show throughout the project. Some of the key ideas that have resulted from this process are described as follows:

Late-Stage Design - In most cases the areas to be planted will not be designed until the grading and building foundations are finished or well underway. This way the extent of saved vegetation and topography can truly be known and incorporated.

Heavy Involvement and Quality Control- The landscape contractor and designated Landscape Architect (Community LA) will work closely together with the development team. The extent of the landscape team's involvement may include but not be limited to the following: assistance in sighting of each residential and commercial dwelling, establishment of conservation areas, design of street plantings and road frontages, the designation of trees to be saved, native plant harvesting and rescue, designing residential front yards, review of all landscape plans, landscape and hardscape inspections, installation of all common area landscaping, maintenance of common areas until they are turned over to the HOA, quality and warranty assurance of all common area plantings until released and the development of landscape and maintenance standards for the entire development.

Establish Conservation Areas and Rescue Plants – Everything from ground up trees to small existing ferns that must be removed from areas to be graded or disturbed will be saved if possible, in on site holding areas for future use.

Eventually the development's common area landscapes will be turned over to the HOA. At that time there will be a transition of responsibility, but the Landscape Team will still be involved as advisors and mentors to the Town groundskeepers and homeowners. Additionally, these guidelines will serve as the foundation from which the landscape is to grow and evolve.

Procurement of materials and installation methods will be different. Plants from areas on site which are to be heavily disturbed will often be harvested (rescued) and potted in an 'on-site' nursery. Here they will be cared for and nurtured until it is time for them to be used. Staging of these plants will allow for them to harden off which will increase the rate of survivability. Sapling trees will be spaded and also brought to the 'on-site' nursery when possible. Plants not obtained from on site will be selected from surrounding regional nurseries and emphasis will be placed on obtaining plants from reputable growers of native plants who use best management practices. Many of the native type plants that are considered hard to find and will be contract grown and shipped to the Serenbe 'on-site' nursery just before planting time.

1.2 FUNCTIONS OF THE DESIGN REVIEW BOARD:

1. The Design Review Board will evaluate each of the landscape plans submitted by a lot owner for the following items:
 - a. Adherence to the design criteria and subdivision grading and drainage plans.
 - b. Performance and quality standards set forth in the design guidelines.
 - c. Compatibility of the design with the adjoining sites and common spaces.
2. The Design Review Board will interpret the design guidelines at the request of the owners. If conflicts arise in meeting these design guideline standards, the DRB will review and evaluate conditions.
3. The DRB has the right to grant exceptions from the design guidelines in accordance with the Declaration of Covenants, Conditions and Restrictions.
4. The DRB shall have the right to monitor and overview the design and construction process in order to ensure conformance with the approved documents and standards set forth in these Design Guidelines.
5. The DRB shall review each submittal and respond, authorizing the continuation through the next phase of the review process. Unapproved submissions shall be revised and resubmitted for review and approval. Approval will be in writing and shall in no way relieve the owner of his responsibility and liability for adherence to any applicable local, state or federal ordinances or codes.

1.2 Design Review Process

- a. Review of Design Guidelines – Each Homeowner and their designated designer or contractor must refer to the guidelines and determine what is required of them.
- b. Pre-Design Meeting- On more complicated projects the Homeowner or the DRB may request a meeting to discuss their ideas before putting them to paper. This can often save countless hours of design costs.
- c. Homeowner submittal of plans and required information.
- d. Design Review fee submitted with plans. (Check for \$75
Made out to the Serenbe Town Association)
- e. DRB review of submitted materials for completeness. On acceptance of all materials, a design review meeting time and date is set. Attendance of Homeowner or his/her designer may be required on larger projects. Meeting times are at the discretion of the DRB.
- f. Design Review Meeting – Meeting to take place to review plans and approve or disapprove of elements of plans submitted. Plans requiring changes are to be resubmitted. No fees required for re-submittals.
- g. Site review meeting – for projects where location or particular interest of the DRB dictate, a site review may be required. A site review fee may be required. (\$75)
- h. Record keeping – One set of plans will be retained in a fire safe location determined by the developer or HOA. A record of the decisions of the DRB will also be kept and recorded for the records of the HOA.
- i. Permit letter – A letter stating the conditions of the approval and permit for beginning construction is issued by the DRB.
- j. On larger projects the DRB may require a site inspection during construction to confirm conformity with guidelines and permit.

Definitions:

CHC: Chattahoochee Hill Country.

DRB: Design Review Board - This is an individual or group of people qualified to review plans and appointed by the developer or Town Founder until such a time when the community design review is turned over to the homeowner's association. At which time, the DRB will be appointed by the Homeowner Association's Board of Directors. This person or persons is always to be a qualified professional Architect or Landscape Architect or other person having extensive and relevant professional qualifications. Under no circumstances should this duty be given to layperson.

FRONT YARD: The area of the yard that sits in front of the front plane of the house from the house to the back of curb or property line.

Hardscape: Any element that is not organic and resides in the pervious areas of the yard. Examples include driveways, patios, walks, lights, sculptures, etc.

HOA: Homeowner's Association as established in the By-Laws and restrictive covenants for the community.

Landscape Architect: A qualified professionally educated landscape professional who has been licensed and registered by the state of Georgia as a 'Landscape Architect' or an employee of such registered individual who has completed his/her education but is not licensed and is under direct supervision of such licensed Landscape Architect.

Omega: The Serenbe – Selborne village shape is a 'U' shape that is similar to the Greek symbol for Omega.

Planting Table: See appendix for tables of approved, disallowed, and preferred plants.

Qualified professionals: Include only registered or degreed Architects, Landscape Architects, Landscape Designers, Horticulturalists, and or Master Gardeners with required credentials. There are no exceptions to these requirements.

REAR YARD: The area of the yard that lies behind the rear plane of the house from the rear wall to the rear property line.

SCONCE: A light fixture mounted on a vertical surface.

Street Frontage: This is the area from the back of curb to the front property line or community provided retaining wall (if applicable) whichever is greater.

PLAN SUBMISSION

For any proposed change, addition or modification requiring review, all property developers, builders, or owners will have to submit two (2) copies of plans to the Design Review Board (DRB). All Plans must have or meet the following requirements:

A scale of 1" = 20'-0" or greater

North arrow

Legend or Key for symbols or abbreviations

24 x 36, 11 x 17, or 8.5 x 11 sheets (no exceptions)

Plans must be legible including labels.

Hardscape plans must be dimensioned appropriately so field verification is possible.

Contact Persons and designer's name(s) cell phone number and email address.

For planting designs a complete plant list or individual call outs for each plant.

The layout and location of all permanent external elements.

The layout and location of all proposed external elements.

The location of any elements proposed to be removed – dash or show differently from new elements.

All plans must be submitted on Thursday of each week in order to be reviewed on Tuesday of the following week (Schedule exceptions will apply from time to time).

All property developers, builders, or owners must allow for a ***minimum of one week for review and return of plans.***

One copy of the plan will be retained for HOA records. The second copy will be returned. If changes are required they will be noted on the returned plan or in an attached memorandum.

4 LANDSCAPE ELEMENTS

4.1 EXTERNAL BUILT ELEMENTS

4.1.1 Privacy Walls / Fences

Privacy walls and fences are permitted in all Serenbe communities. A plan showing the location and materials for the wall or fence must be approved by the DRB. Fences may only be constructed in the side yard and rear yards, starting no further forward than the front corner of the house. Estate lots may be exempted from this requirement where they are not on a main street and the design is approved by the DRB. For walls two details are required: one, a section thru the wall showing its construction and two an elevation expressing the architectural detailing (cap, coping, material pattern, water table, etc.) Fences may not exceed 6' in height. Walls typically may not exceed 6' between lots. Walls and fences must match or compliment the architecture of the house. Vinyl or artificial plastic fences are not permitted. Under no circumstances may artificial rock be used. The use of climbing plants and vines on walls and fences and shrub screens or informal hedges is encouraged. Fences covered with vines are encouraged

4.1.2 Retaining Walls / Steps / Ramps

External changes in elevation shall generally be addressed by creating terraces with low retaining walls and steps or ramps. Terraces are to be constructed using walls made of permanent materials such as boulders, stacked stone, poured concrete, plastered or veneered masonry or other similar material. Railroad ties and pressure treated lumber are generally not permitted. Masonry or stone steps are encouraged. Under no circumstances may interlocking concrete blocks, such as 'Keystone' or 'Allen Block' retaining walls be used. Artificial rockwork may not be used. Ramps may be no steeper than 1 : 12 and should be constructed in materials which compliment or match adjacent structures. Where possible, ramps should be built of masonry or stone. All retaining structures and ramps shall be submitted to the developer or DRB for approval.

4.1.3 Pergolas / Arbors / Treillage

Pergolas, arbors and treillage may be used to create visual interest, to shade passageways, and to define courtyards and vistas. All exterior elements must be constructed using materials that match or compliment the architecture (see architectural guidelines). Vinyl elements are generally discouraged in favour of real wood and masonry elements. Use of climbing plants and vines is encouraged. All exterior structures must be submitted for approval by the developer or DRB.

4.1.4 Swimming Pools and Water Features

Water features and swimming pools are to be designed to match or compliment the style and character of the architecture. 'Liner', above ground, plastic or fibreglass insert pools are not permitted. Gunitite pools and spas with black bottom or equivalent are desirable. The shape and positions of pools and water features should complement the architecture and aid in producing outdoor spaces that are pleasant and comfortable. All spas, pools and water features must be approved by the DRB. Pool fences and gates shall conform to local and state building regulations but should be constructed to match other fencing and architecture on site, see 4.1.1 above. Fountains, ponds, waterfalls, and similar water elements should complement and support the spaces they adorn. Plastic and faux products are generally discouraged. White bottom pools and finishes that are light blue create pool colors that are out of place with the natural surroundings and are better suited for beach communities. On the other hand, dark bottom pools reflect the sky and mimic natural bodies of water that might be found along streams and in the woods. Therefore, no white plasters or colors that create light or aqua blues are allowed. Pool plaster colors are to be selected from the following palette: black, charcoal grey, brown sand, dark greens, or natural earth tones. Pebble or textures surfaces are also allowed in the same color ranges. Color samples must be provided with plans for DRB approval.

4.1.5 Gazebos

Gazebos must match the architectural style and character of the lot. All gazebos shall be submitted to the developer or the DRB for approval. Built in structures, when possible, should be linked to the main building or be linked by means of pergolas. They shall be constructed as per the proposed style (see architectural guidelines) to match the house.

4.1.6 Driveways

Driveways and paved or hard surfaced areas shall take into account any saved trees and make allowance for a minimum area of 24" of planting area surrounding saved trees. Driveways are encouraged to be left as gravel or crushed granite. However, if a more improved surface is desired, a homeowner may submit plans for alternative materials for approval to the DRB. Concrete, asphalt, grey tumbled pavers, granite cobble, and crushed granite are all acceptable. Other materials may also be allowed but must be approved. Any changes to the size or direction of driveways must be approved by the DRB.

4.1.7 Sidewalks / Patios / Paved Areas

Additions to or creation of any paths, patios, walkways, sidewalks and or paved areas must be approved by the DRB. Paths are encouraged to connect private lots to adjacent community path networks with gates separating the private and public sections. Acceptable paving materials include poured concrete, crushed granite, concrete pavers, real stone stepping stones, asphalt, and brick. Real stone and brick are preferred materials. Other materials may be used but require approval. Concrete and brick paving patterns should relate to the architectural style of the home. Hexagonal pavers and other zigzag patterns made popular in the early 80's are generally not acceptable. The preferred patterns are classic random rectangles, ashlar, basket weave, and herringbone.

4.1.8 Dog and Pet Containment / Shelter

All dogs and pets must be kept contained. Means of containment outside the home is restricted and all containment methods require approval of the DRB. Fences are encouraged in accordance with 4.1.1 above. All pet containment must be behind the front yard zone. For estate lots pet containment may be allowed in side yard areas, but for all smaller lots pet containment is restricted to the rear. Animal shelters may be placed within these containment areas. All structures for pet shelter must complement the architecture if visible from any public paths or streets. Otherwise, all structures must be reviewed and approved prior to use.

4.1.9 Play Equipment

Play equipment including swing sets, slides, sand boxes, miniature play sets, toys, bicycles, etc. must be kept out of plain view and must be screened from neighboring views. If play sets are desired homeowners are encouraged to use solid fencing to screen these elements. Play sets that are not screened by fencing or are visible from neighbors must be made of natural materials, colored plastics are not permitted. All installed play equipment, permanent or semi-permanent equipment requires review and approval.

4.1.10 Outside Storage of Materials – Accessory Buildings

No outside storage of materials is permitted where materials are not enclosed and hidden from view. All storage containers or sheds must be designed to complement or relate to the architecture and should generally be designed as part of the dwelling. Plastic storage containers, sheds, boxes or preconstructed shelves and sheds are not allowed. Preferred storage is attached storage buildings designed to match the architecture. Custom designed small accessory buildings which match the architecture are also preferred. Green houses, pool cabanas, garden sheds, etc. are all

allowed as long as the designs and locations are approved by the DRB. The location of any accessory building must also comply with setbacks except where the DRB and local ordinances allow.

4.1.11 Fire Places and Fire Pits

Fireplaces and fire pits are encouraged outdoor features. Both elements are acceptable as long as the plans for their locations and details for finish materials and construction are approved by the DRB. Fire related elements must be built to southern building code requirements. Care should be taken to place open pits far from combustible materials and chimneys should be high enough to ensure embers will clear roofs or other architectural elements. Materials used for construction must be fire rated and match or compliment the architecture. Stone and brick are encouraged.

4.2 Trees – Forestation

All existing trees anywhere in Serenbe are protected. No tree may be removed without permission regardless of its size, species, or health. In general trees may be removed if they can be shown to cause a reasonable and direct threat to the health, safety and welfare of a resident or if they have been blown or fallen over. Otherwise, trees typically may only be removed for the construction of physical elements that require their removal for construction or because they are in failing health. Clearing of trees around swimming pools may be permitted also. In all cases the owner or builder wishing to remove a tree must submit a request indicating the diameter of the tree at 4.5' from the ground and the species of the tree plus one color picture of the tree and a brief explanation of the reason for the request.

4.3 Drainage

Drainage is to be dealt with as much as possible in on-site detention areas including but not limited to; cisterns, sumps and swales. Gutters and downspouts should be piped to locations where concentrations of water can be adequately slowed and dispersed so as not to erode or wash out landscaping. Walls must have French drains behind them and adequate waterproofing so that water does not seep through walls. Small landscape area drains, and yard inlets may be used where absolutely necessary to prevent water build up. These pipes should be tied into storm sewer system or site detention areas. No concentrated 'loading' of water onto adjacent property is permitted. If the natural flow of water from one lot goes to another, the water may not be concentrated at any one or more points. It must be designed to evenly disperse unless the adjacent lot owner agrees to an integrated system or cooperative system that is physically tied in.

4.4 Ornamentation

Garden elements such as garden furniture, pots, benches, birdbaths, fountains, railings etc. shall be chosen to enhance the character of gardens and buildings and shall be to the approval of the arc or the developer. All such elements should be chosen in keeping with the ambience of the architecture and landscape. Elements such as plastic 'pink flamingos', concrete gnomes, concrete animals, shiny spheres, yard signs and the like are not desirable and are subject to the approval of the DRB.

Exterior holiday ornamentation is restricted to lighting and minor decorative elements placed on doors, porches, windows, and columns, only. Holiday lights may be placed only between Thanksgiving Day and the second weekend in January. Large plastic or inflatable elements are not allowed.

4.5 Lighting

Generally, roads and public parking areas shall be lit by the developer. Courtyards and private parking areas shall be minimally lit and restricted generally to entrance porticoes and points of access or egress where possible. Spot lighting or bright security lighting shall not be allowed. Landscape lighting is encouraged but limited. Up-lighting is prohibited by Chattahoochee Hill Country Alliance but low-level lighting of small character trees, pathway lighting, silhouetting, etc. are all desirable features. Lighting must not create glare or nuisance to neighboring properties, the street or sidewalks. Motion activated lights are limited to areas where they are only activated by motion on the owner's own lot. All lighting plans shall be to the approval of the developer or the DRB.

4.6 PLANTING

General Conditions:

All trees, shrubs and groundcover external to the house in the front yards or not hidden and within enclosed yards or courtyards shall be at least 30% indigenous to the Georgia Coastal Plains area and chosen in keeping with the style of the development. The style may be loosely defined as indigenous mixed with traditional exotics. Climbing plants and vines shall be encouraged to cover walls, create shade under pergolas and climb buildings to soften hard edges and surfaces.

A list of proposed plants follows as a guide. No invasive alien plants will be allowed anywhere on the development. Water plants and reed bed species shall be carefully chosen from an approved list of non-invasive plants. Non-invasive lawn species should be used. The use of 'tropical' plants (except in courtyards) such as palms, banana trees, Phormiums, yuccas or Strelitzia Nicolai is seen to be inappropriate. The extensive mixing of plants from a variety of climates, habitats, forms and colors is seen to be inappropriate. The use of plants used traditionally in detailed southern cottage landscapes such as Roses, Azaleas, Boxwood, Wisteria and grape vines is encouraged.

Trees:

Extra precautions are to be made to retain existing trees and vegetation whenever possible. Not only will there be encouragement and requirements to save large significant trees but there will also be efforts to save clusters of smaller trees which are commonly known to have a better rate of survivability. On lots with large front or back yards, it will be incumbent upon the builders to save as many trees as possible. In side yards where house types are far enough apart, trees should be retained along the shared property line. When trees cannot be saved in these locations, replacements will be designed. Where existing trees cannot be saved in a quantity sufficient to provide the look desired, native species will be added in accordance with elevation, soil conditions, and light levels. The trees used will come from the attached approved list. On each lot the Community Landscape Architect (LA) or assigned

developer's representative will meet with the builder prior to land disturbance to review the staking of the footprint. At that meeting the LA will flag the trees to be retained. Any area to be cleared will be examined for plants that are worth harvesting and if so warranted, a rescue dig will be scheduled. Trees that have been rescued may be used in lot plantings and will sometimes be available from the 'On-Site' nursery.

Nonnative large tree species are allowed, but their use is primarily to be encouraged in back yards or in limited capacities. Smaller flowering character trees are always encouraged and will be used extensively throughout Serenbe.

Shrubs

The shrubbery used in Serenbe is to be diverse. Shrubs in front yards will primarily be loose and natural looking. Less emphasis is to be put on evergreen hedges or architectural groupings and more on seasonal interest and natural massing. Shrubs at the foundations houses should be more organized and be done in more classic American Cottage style. There are to be loose hedges and focal points at the bases of porches and decks. Potted shrubs, formal garden hedges and layers of changing colors will be used primarily around the front and sides of key outdoor spaces. Shrubs used will also come from the approved list of species that is part of this section.

Ground Covers

Groundcovers are an effective way to visually and environmentally cover vast areas of soil. Groundcovers are to be used extensively in Serenbe in lieu of turf grass. Many ground covers are acceptable, but the preferred types are natives that provide seasonal interest, food, and cover. Front yard designs will typically incorporate shade tolerant ground covers. Examples include hardy ferns, vinca, Asiatic jasmine, and winter creeper. Rear yard designs will often incorporate the more commercially ornamental species.

Lawns

Vast areas of manicured grass are not desirable in Serenbe. The maintenance and regular fertilization that is required by lawns is incongruent with the environmentally sensitive nature of the development. However, lawns are still permitted but are to be limited in size and location. For the most part the back yard is acceptable for a lawn. A turf grass lawn may not be grown on the sides except on larger lots. Front yards may or may not have lawns depending on the design of the Community LA. Any lawn areas must be first approved by the DRB.

See table A for the amount of lawn allowed for different lot types.

Annuals or High Maintenance Flowering Ornamental Shrubs

Annuals are generally discouraged in favor of perennial flowers. Annuals and similar high maintenance shrubs planted in the front yard and side yard will not be replaced or maintained by the community landscape maintenance company. It will be incumbent on any homeowner planting annuals, roses, or the like to maintain these plants and replace them in accordance with general professional landscape practices.

Landscape Zone Requirements

4.6.1 Street R.O.W.

This area will be designed, installed, and maintained by the Serenbe developer until such a time when the maintenance is turned over to the HOA. No changes may be made to this area. No plants may be planted here other than plants installed by the developer or the HOA.

4.6.2 Street Frontage

Even though the strict definition for this area sets the rear boundary as the right of way or property line, the rear boundary is flexible by several feet. Requirements for grading or retaining walls may create steep slopes or terracing that end up a few feet over the right of way line and into the Front Yard zone. These areas are better suited to match the landscape guidelines for the Street Frontage. Therefore, the true boundary is often the top of slope or bottom of slope where it meets the Front Yard and not an arbitrary property line or Right of Way.

This zone is one of the most important areas of all the landscaping. The Street Frontage sets the tone for the entire development. As this area will be viewed both by pedestrians and by passing cars, its scale must be appropriate for each.

In addition to plantings, retaining walls, steps, entrance monuments, arbors, mail boxes, etc. are all appropriate elements that might be constructed in this zone.

Requirements:

1. Landscape:

Estates- Street Frontage is to include simple massings of native, improved native and classic exotic ground covers, shrubs and trees. As the Estates are the larger lots and are placed in the transition zones between more rural and natural areas and the urban village centers, it is important that the street side landscapes not transition too quickly to the high impact and ornate gardens of the urban environs. Trees and understory plantings in mass are to be preserved, protected and enhanced when possible. Flowering plants should be limited to large varieties in mass.

Cottages- As the cottages mark the beginnings of the urban environment, the Street Frontage is to include more detailed plantings with massings of color and seasonal interest. In most cases it is desirable for this zone to be planted in perennials, ground covers and small to medium shrubs which are suitable to the local environment. Trees are permitted as long as their branches will be 7' above the sidewalk.

Live Work / Town Homes- In this zone the sidewalks dominate the frontage and landscape space is typically confined to narrow foundation strips, raised planters, potted plants or cut outs in the sidewalk. The Street Frontage landscape is typically to be highly detailed and organized plantings of herbs, ground covers, perennials, annuals, small shrubs, ornamentals, and trees in dedicated planters and landscape areas designed by the Village architects. Trees must be suitable for urban environments and have clear trunks to 7'.

Commercial- In the commercial zone landscape will be very similar to Live Work / Town Homes. Most if not all plants will be in planters or cut out areas between pedestrian hardscapes. All plants must be hardy and able to withstand the urban environment including excessive heat. Planters must be irrigated. All trees must be well known to survive urban conditions and confined spaces. Flowering vines and eye catching perennials are encouraged for planters and beneath trees.

2. Walls and hardscape features are encouraged as long as the details and workmanship match the architecture and design of the community and home.
3. Vines and similar plants are encouraged to be planted on walls, hardscape elements, and in pots, etc.
4. 30% (or more) of all plantings in this zone must be natives.
5. Street Frontage for all areas is to be designed and or approved by the Community L.A., developer representative or assigned HOA representative.
6. Street Frontage mulch is to be either: pine straw, shredded hardwood, mini pine nuggets, or expanded shale as appropriate for plantings.
7. Street Frontage shall have improved soils as required. Where top soil has been removed as part of grading, organic material is to be amended prior to planting.
8. Lighting is restricted to step lights, wall sconces or decorative cap lights on pilasters.
9. Irrigation in this zone is restricted to 'drip' irrigation in order to avoid water on sidewalks.
10. No sod or grassing is allowed in the Street Frontage areas.
11. Plants in this zone must not excessively screen the houses from view. Solid hedges of evergreens are not allowed in this zone.
12. Plants in this zone should not include varieties that send out long runners with thorns unless they can be easily maintained so as not to create a hazard.

4.6.3 Front Yards

Even though the strict definition for this area sets the front boundary as the right of way or property line, that boundary is flexible by several feet. See 4.6.2 above. This zone is typically an area of conservation except on downhill lots. In most cases trees will have been saved in these areas as well as native vegetation. These elements are considered an integral part of the community and are to be protected when possible. All landscaping in this zone should work to complement the architecture and provide street appeal. Shrubbery and ground covers should start low in the center elevation of the house and progress to larger varieties nearer the side lot lines. This will work to frame the house. Trees should be saved and planted where possible but should not totally block views of the house. The front door should generally be seen easily from the street. In addition, these are passive use areas. In most yards a sidewalk will pass through this area and connect the street sidewalk to the residence. Sidewalk materials should complement the structure.

Estates-Front Yards are to include simple massings of native, improved native and classic exotic ground covers, shrubs and trees. Large masses of native and approved exotic ground covers are to be used instead of sod. Masses may become more formal as they near the house. A few specimen natives and approved exotics may punctuate the landscape but should not dominate.

Cottages- Front Yards are to include simple massings of native, improved native and classic exotic ground covers, shrubs and trees. Large masses of native and approved exotic ground covers are to be used instead of sod. Ornamental shrubs and trees become more prevalent.

Live Work / Townhomes- NA

Commercial- NA

2. Walls and hardscape features are encouraged as long as the details and workmanship match the architecture and design of the community and home.
3. Vines and similar plants are encouraged to be planted on walls, hardscape elements, and in pots, etc.
4. 50% (or more) of all plantings in this zone must be natives.
5. Front Yards for all areas are to be designed and or approved by the Community L.A., developer representative or assigned HOA representative.
6. Front Yard mulch is to be either pine straw or shredded hardwood.
7. The front yard shall have improved soils as required. Where topsoil has been removed as part of grading, organic material is to be amended prior to planting.
8. Lighting is restricted to step lights, path lights, decorative post lights, wall sconces or decorative cap lights on pilasters, no up lighting is permitted. All lighting must meet CHC night sky regulations.
9. Irrigation in this zone is required to be 'drip' irrigation.
10. No sod or grassing is allowed in the Front Yard areas except on Estate lots.
11. Plants in this zone must not excessively screen the houses from view. Solid hedges of evergreens running parallel to the street are not allowed in this zone.

4.6.4 Foundation Plantings

All the plants that fall within the 5 to 6 feet of planting space immediately adjacent to the foundation of the house/building/unit and attached structures (arbors, garages, out buildings) are foundation plantings. This zone is an area where shrub masses and hedges of classic shrubs are preferred. Typically, there will be no trees planted in this zone except for miniature or dwarf varieties. All landscaping in this zone should work to complement the architecture and provide street appeal. The front door should generally be seen easily from the street. Hedges should be of species that are easily maintained and suitable for foundation coverage. Much thought should go into selection of appropriate plants to go below windows which are low. Plants should be chosen that will not require repeated pruning throughout the year but rather annual or bi-annual pruning only. Plants known to get pest problems requiring pesticides should be avoided. (For example; euonymus spp., some holly, cotoneaster, etc.) Trees may have been saved. Plans should

try and incorporate saved trees when possible. Sod areas may be more extensive in rear yards. Landscape should complement architecture. Where rear yards occur on the inside of the Omega, sod is discouraged in favor of a natural back yard.

In addition, these are passive use areas and as such they should have simple plantings. Odd numbered groupings of shrubs of only a few different varieties with single evergreen specimens anchoring significant corners or turns in the architecture are highly desirable.

Foundation shrubs may not be necessary. Where a large amount of existing trees and vegetation has been retained, foundation plantings may not be best. In such case a few key shrubs placed to hide mechanical equipment or accentuate an entrance may be all that is needed. Otherwise, massing shrubs and hedges with key focal points anchored in evergreen or similar shrubs may be appropriate.

Cottages- Massing shrubs and hedges with key focal points anchored with evergreen or similar shrubs is appropriate. Hedges of flowering or seasonally interesting shrubs are desirable.

Live Work / Town Homes- Not typically present except on corners or ends. Where this zone is present massing shrubs and hedges with key focal points anchored with evergreen or similar shrubs are required. **Commercial-NA**

2. Exterior mechanical equipment must be fully screened by foliage within 24 months of planting and maintained to sufficiently screen these items.
3. Vines and similar plants are encouraged to be planted on walls, foundations, etc.
4. 50% (or more) of all plantings in this zone must be natives.
5. Foundation design for all areas is to be designed and or approved by the Community L.A., developer representative or assigned HOA representative.
6. Mulch is to be either pine straw or shredded hardwood.
7. Landscape Planting areas have improved soils as required. Where top soil has been removed as part of grading, organic material is to be amended prior to planting.
8. Lighting is restricted to step lights, path lights, up lights, moon lighting, decorative post lights, wall sconces or decorative cap lights on pilasters.
9. Irrigation in this zone is required to be 'drip' irrigation.
10. Sod typically does not go against the foundation but may be planted here if it suits the space design.
11. Plants in this zone must not excessively screen the houses from view. The front door must remain visible. No more than 30% of any window's total area is to be covered by foliage from shrubs planted below.

4.6.5 Side Yards

All the plants and planting areas that fall between the side property line and the foundation shrubs are considered the side yard. This zone is an area where shrub masses and hedges of classic shrubs are preferred. Typically, on larger lots trees and native vegetation may have been saved along the property lines. Landscaping here should aid in providing privacy as well as in framing the house. Large trees to provide

shade and evergreen shrubs to block unwanted views are desirable. Plantings should be looser nearer the Estate lots or more defined on cottage lots. Hedges may be larger varieties here. Large natives and classic southern exotics like Camellias are highly desirable in these locations. Plants should be chosen that will not require repeated pruning throughout the year but rather annual or bi-annual pruning only. Plants known to get pest problems requiring pesticides should be avoided. (for example; euonymus spp., some holly, cotoneaster, etc.) In addition these are passive use areas. And as such they should be simple plantings. Odd numbered groupings of shrubs of only a few different varieties with single specimens or collectors plants placed appropriately with other plants.

Side yards on estate lots may be extensive. Saved trees may be present and accordingly groupings of existing shrubs. Loose masses of large shrubs and flowering trees are highly desirable. Large masses of native and approved exotic ground covers are to be used instead of sod. Detailed flowering varieties with bright colours or tightly maintained hedges are not preferred here. Sod or turf is acceptable but not desired.

Cottages- Side yards will often be very tight and in most cases very few trees will have been retained. Planting of replacement trees and large shrub masses is highly desirable. Sod is permitted here. The view through from the street to the woods is desirable and generally is to be preserved.

Live Work / Town Homes- Not typically present except on corners or ends. Where this zone is present, massing shrubs and hedges with key focal points anchored with evergreen or similar shrubs are required. Corner lots require detailed plantings along road sides. Perennials and flowering shrubs are desired in these instances.

Commercial- Not typically present except on corners or ends. Where this zone is present, massing shrubs and hedges with key focal points anchored with evergreen or similar shrubs are required. Corner lots require detailed plantings along road sides. Perennials and flowering shrubs are desired in these instances.

2. Exterior mechanical equipment must be fully screened by foliage within 24 months of planting and maintained to sufficiently screen these items.
3. Vines and similar plants are encouraged to be planted on walls, foundations, etc.
4. 50% (or more) of all plantings in this zone must be natives.
5. Side yard design for all areas is to be designed and or approved by the Community L.A., developer representative or assigned HOA representative.
6. Mulch is to be either pine straw or shredded hardwood.
7. Landscape Planting areas have improved soils as required. Where top soil has been removed as part of grading organic material is to be amended prior to planting.
8. Lighting is restricted to step lights, path lights, up lights, moon lighting, decorative post lights, wall sconces or decorative cap lights on pilasters.
9. Irrigation in this zone is required to be 'drip' irrigation.
10. No sod or grassing is allowed except on cottage or estate lots.

11. Plants in this zone must not excessively screen the houses from view. No more than 30% of any window's total area is to be covered by foliage from shrubs planted below.

4.6.6 Rear Yards

All the plants and planting areas that fall between the first (moving from front to back) line of the house that is parallel to the rear lot line and the rear lot line are part of the rear yard. Rear yards may be planted in any style reflecting the homeowners taste and style as long as the style compliments the architecture and other elements in the garden. This zone is typically an active use area where family entertaining and gathering occurs. Patios, terraces, decks, pools, gazebos, etc. are encouraged in these areas. Typically, on larger lots trees and native vegetation may have been saved. This area of the lot is the only area where trees that were saved may easily be approved for

removal to accommodate expansion of an outdoor living area. However, specimen canopy trees and the like should be retained when possible for shade. The use of hedges for privacy and lot definition in the rear is encouraged. Landscaping here should aid in providing privacy as well as in framing the yard. Large trees to provide shade and evergreen shrubs to block unwanted views are desirable. Plantings should be looser nearer the Estate lots or more defined on cottage lots. Hedges may be larger varieties here. Large natives and classic southern exotics like Camellias are highly desirable in these locations. Plants should be chosen that will not require repeated pruning throughout the year but rather annual or bi-annual pruning only. Plants known to get pest problems requiring pesticides should be avoided. (for example; euonymus spp., some holly, cotoneaster, etc.) In addition, these are active use areas and as such they should be detailed plantings. Groupings of shrubs with many specimens or collector's plants placed appropriately with other plants are highly desirable.

Requirements:

1. Landscape:
 - Estates-** Rear yards may be extensive. Trees may have been saved. Plans should try and incorporate saved trees when possible. Sod areas may be more extensive in rear yards. Landscape should complement architecture. Where rear yards occur on the inside of the Omega, sod is discouraged in favor of a natural backyard.
 - Cottages-** Rear yards may be more extensive on some lots and less on others. Trees may have been saved. Plans should try and incorporate saved trees when possible. Sod may be used in rear yards to create small lawns or play areas. Lawns are restricted to sizes see Tables. Landscape should complement architecture. Where rear yards occur on the inside of the Omega, sod is discouraged in favor of a natural backyard, in some cases there is little or no easy access for maintenance equipment because of grade.
 - Live Work / Townhomes-** Not typically present. Where this zone is present, small, detailed courtyard style gardens are preferred with manicured hedges at boundaries and potted plants as focal points.
 - Commercial-** Not typically present except on corners or ends. Where this zone is present, small, detailed courtyard style gardens are preferred with manicured hedges at boundaries and potted plants as focal points.
2. Exterior mechanical equipment must be fully screened by foliage within 24 months of planting and maintained to sufficiently screen these items.
3. Vines and similar plants are encouraged to be planted on walls, foundations, etc.
4. 50% (or more) of all plantings in this zone must be natives.
5. For reasons of consistency with the Serenbe vision all rear yard design changes are to be approved by the Community L.A., developer representative or assigned HOA representative.
6. Mulch is to be either pine straw or shredded natural hardwood, no dyed mulch is allowed.
7. Landscape Planting areas have improved soils as required. Where top soil has been removed as part of grading, organic material is to be amended prior to planting.

8. Lighting is restricted to step lights, path lights, up lights, moon lighting, decorative post lights, wall sconces or decorative cap lights on pilasters.
9. Irrigation in this zone is required to be 'drip' irrigation.
10. Sod is permitted - see tables for quantity allowed per lot size.
11. Plants in this zone must not excessively screen the houses from view. No more than 30% of any window's total area is to be covered by foliage from shrubs planted below.

4.7 PLANT LISTS:

The following lists serve only as a basic list of approved plants. This is not meant to be a complete list but rather a starting point for research. Plants that are not on this list may be used as approved by the community L.A. developer's representative or the community DRB. Any plant on this list is acceptable for use as long as it is appropriate for the part of the yard where it is intended to be used.

4.7.1 Climbing Plants and Vines

CLIMBING PLANTS AND VINES:

	Botanical Name:	Common Name:
1	<i>Akebia Quinata</i>	Fiveleaf Akebia
2	<i>Bignonia capreolata</i>	Crossvine
3	<i>Campsis radicans</i>	Trumpet creeper
4	<i>Clematis armandii</i>	Evergreen Clematis
5	<i>Ficus pumila</i>	Creeping Fig
6	<i>Gelsemium sempervirens</i>	Carolina Jessamine
7	<i>Hedera helix</i>	English Ivy
8	<i>Lonicera sempervirens</i>	Coral Honeysuckle
9	<i>Parthenocissus henryana</i>	Silvervein Creeper
10	<i>Parthenocissus quinquefolia</i>	Virginia Creeper
11	<i>Parthenocissus tricuspidata</i>	Boston Ivy
12	<i>Rosa banksiae</i> 'Lutea'	Lady Banks Rose
13	<i>Schizophragma hydrangeaoides</i> spp.	Climbing Hydrangea
14	<i>Trachelospermum jasminoides</i>	Confederate Jasmine
15	<i>Wisteria frutescens</i>	American Wisteria

4.7.2 Foundation and Hedge Shrubs

FOUNDATION AND HEDGE SPECIES:

	Botanical Name:	Common Name:
1	<i>Abelia grandiflora</i> var.	Abelia varieties
2	<i>Buxus harlandii</i>	Harland Boxwood
3	<i>Buxus macrophylla</i>	Korean Boxwood
4	<i>Buxus sempervirens</i>	American Boxwood
5	<i>Buxus sempervirens</i>	English Boxwood
6	<i>Hydrangea</i> spp.	Hydrangea species
7	<i>Ilex cornuta</i> var.	Holly varieties
8	<i>Ilex crenata</i> var.	Dwarf Holly varieties
9	<i>Ilex glabra</i>	Inkberry
10	<i>Illicium parviflorum</i>	Small Anise
11	<i>Itea virginica</i>	Itea, Virginia Sweetspire
12	<i>Jasminum nudiflorum</i>	Winter Jasmine
13	<i>Ligustrum</i> spp.	Ligustrum species (privet)
14	<i>Nandina domestica</i>	Dwarf Nandina
15	<i>Osmanthus fragrans</i>	Fragrant Tea Olive
16	<i>Pieris japonica</i> var.	Japanese Pieris

- | | | |
|----|------------------------------------------|--------------------|
| 17 | <i>Prunus laurocerasus</i> | English Laurel |
| 18 | <i>Prunus laurocerasus</i> 'Otto Lukyen' | Otto Lukyen Laurel |
| 19 | <i>Prunus laurocerasus</i> 'skipkaensis' | Schip Laurel |
| 20 | <i>Pyracantha</i> spp. | Pyracantha species |
| 21 | <i>Rhododendron</i> spp. | Azalea species |
| 22 | <i>Spiraea</i> spp. | Spiraea species |
| 23 | <i>Ternstroemia gymnanthera</i> | Cleyera japonica |
| 24 | <i>Viburnum</i> spp. | Viburnum species |

4.7.3 Shrubs

SHRUBS:

- | | Botanical Name: | Common Name: |
|----|---------------------------------|-----------------------------|
| 1 | <i>Aesculus parviflora</i> | Bottlebrush Buckeye |
| 2 | <i>Aesculus pavia</i> | Red Buckeye |
| 3 | <i>Agarista populifolia</i> | Florida Leucothoe |
| 4 | <i>Callicarpa Americana</i> | American beautyberry |
| 5 | <i>Calycanthus floridus</i> | Sweetshrub |
| 6 | <i>Camellia japonica</i> var. | Japanese Camellia varieties |
| 7 | <i>Chaenomeles speciosa</i> | Flowering Quince |
| 8 | <i>Clethra</i> var. | Summersweet varieties |
| 9 | <i>Euonymus alatus</i> | Winged Euonymus |
| 10 | <i>Forsythia x intermedia</i> | Forsythia |
| 11 | <i>Fothergilla</i> 'Mount Airy' | Fothergilla |
| 12 | <i>Hydrangea</i> spp. | Hydrangea varieties |
| 13 | <i>Ilex deciduas</i> | Possumhaw |
| 14 | <i>Illicium floridanum</i> | Florida Anise |
| 15 | <i>Kerria japonica</i> | Japanese Kerria |
| 16 | <i>Leucothoe</i> ssp. | Leucothoe species |
| 17 | <i>Lindera benzoin</i> | Spicebush |
| 18 | <i>Loropetalum chinensis</i> | Chinese Fringe-bush |
| 19 | <i>Rhododendron canescens</i> | Piedmont Azalea |
| 20 | <i>Rhododendron</i> spp. | Azalea species |
| 21 | <i>Viburnum acerifolium</i> | Mapleleaf Viburnum |
| 22 | <i>Viburnum trilobum</i> | Cranberry Viburnum |
| 23 | <i>Weigela florida</i> var. | Weigela varieties |

4.7.4 Groundcovers

GROUNDCOVERS:

- | | Botanical Name: | Common Name: |
|---|-----------------------------------|-----------------------|
| 1 | <i>Ajuga reptans</i> | Carpet Bugleweed |
| 2 | <i>Asarum shuttleworthii</i> | Wild Ginger |
| 3 | <i>Carex Morrowii</i> 'Variegata' | Variegated Carex |
| 4 | <i>Cephalotaxus</i> spp. | Spreading Yew species |

- 5 *Euonymus fortunei coloratus* Purple Wintercreeper
- 6 *Hedera helix* var. Ivy varieties
- 7 *Juniperus procumbens* Japgarden Juniper
- 8 *Liriope spicata* var. Creeping Lilyturf varieties
- 9 *Mitchella repens* Partridgeberry
- 10 *Ophiopogon japonicus* Mondo Grass
- 11 *Pachysandra* spp. Pachysandra species
- 12 *Salvia lyrata* Lyreleaf Sage
- 13 *Vinca major* 'Variegata' Variegated large vinca
- 14 *Vinca minor* var. Periwinkle varieties

4.7.5 Bulbs and Perennials

PERENNIALS, GRASSES and FERNS:

- | Botanical Name: | Common Name: |
|---------------------------------------------|------------------------|
| 1 <i>Adiantum pedatum</i> | Maidenhair Fern |
| 2 <i>Aquilegia Canadensis</i> | Native Columbine |
| 3 <i>Aster divarticus</i> | White Wood Aster |
| 4 <i>Athyrium felix-femina</i> | Lady Fern |
| 5 <i>Baptisia australis</i> | False Indigo |
| 6 <i>Buddleia</i> spp. | Butterfly Bush species |
| 7 <i>Chasmanthium latifolium</i> | Northern Sea Oats |
| 8 <i>Dianthus</i> var. | Dianthus varieties |
| 9 <i>Echinacea purpurea</i> spp. | Coneflower varieties |
| 10 <i>Eupatorium purpureum</i> spp. | Joe Pye Weed varieties |
| 11 <i>Helianthus angustifolius</i> | Swamp Sunflower |
| 12 <i>Hemerocallis</i> spp. | Daylily species |
| 13 <i>Hibiscus coccineus</i> | Swamp Hibiscus |
| 14 <i>Hosta</i> spp. | Hosta varieties |
| 15 <i>Iris pseudacorus</i> | Yellow Flag Iris |
| 16 <i>Juncus glaucus</i> | Blue Rush Grass |
| 17 <i>Liatris microcephala</i> | Dwarf Liatris |
| 18 <i>Lobelia cardinalis</i> | Cardinal Flower |
| 19 <i>Lysimachia nummularia</i> | Creeping Jenny |
| 20 <i>Osmunda regalis</i> | Royal Fern |
| 21 <i>Panicum virgatum</i> 'Heavy Metal' | Switch Grass |
| 22 <i>Phlox paniculata</i> | Wild Purple Phlox |
| 23 <i>Polystichum polyblephorum</i> | Tassel Fern |
| 24 <i>Rudbeckia fulgida</i> 'Goldstrum' | Black-eyed Susan |
| 25 <i>Sedum</i> spp. | Sedum species |
| 26 <i>Senecio aureus</i> | Golden Ragwort |
| 27 <i>Stokesia laevis</i> 'Omega Skyrocket' | Native Stokesia |
| 28 <i>Stylophorum diphyllum</i> | Wood Poppy |
| 29 <i>Thalictrum aquilegifolium</i> | Meadow Rue |
| 30 <i>Thelypteris normalis</i> | So Shield Fern |
| 31 <i>Tiarella cordifolia</i> | Foamflower |
| 32 <i>Verbena</i> spp. | Verbena species |

4.7.6 Trees

TREES:

	Botanical Name:	Common Name:
1	<i>Acer buergeranum</i>	Trident Maple
2	<i>Acer rubrum</i>	Red Maple
3	<i>Acer saccharum</i>	Sugar Maple
4	<i>Betula nigra</i>	River Birch
5	<i>Carya ovata</i>	Shagbark Hickory
6	<i>Fagus grandifolia</i>	American Beech
7	<i>Fraxinus pennsylvanica</i>	Green Ash
8	<i>Ginkgo biloba</i>	Ginkgo
9	<i>Liquidambar styraciflua</i>	Sweetgum
10	<i>Liriodendron tulipifera</i>	Tulip-poplar
11	<i>Metasequoia glyptostroboides</i>	Dawn Redwood
12	<i>Oxydendrum arboreum</i>	Sourwood
13	<i>Pinus echinata</i>	Shortleaf Pine
14	<i>Pinus taeda</i>	Loblolly Pine
15	<i>Quercus alba</i>	White Oak
16	<i>Quercus hemisphaerica</i>	Laurel Oak
17	<i>Quercus nuttallii</i>	Nuttall Oak
18	<i>Quercus phellos</i>	Willow Oak
19	<i>Quercus rubra</i>	Red Oak
20	<i>Quercus shumardii</i>	Shumard Oak
21	<i>Sassafras albidum</i>	Sassafras
22	<i>Taxodium spp.</i>	Cypress species
23	<i>Ulmus chinensis</i>	Chinese Elm
24	<i>Vitex agnus-castus</i>	Chaste Tree
25	<i>Acer palmatum</i>	Japanese Maple
26	<i>Amelanchier laevis</i>	Serviceberry
27	<i>Cercis Canadensis</i>	Redbud
28	<i>Chionanthus virginicus</i>	Fringe Tree
29	<i>Cornus florida var.</i>	Flowering Dogwood varieties
30	<i>Cornus kousa var.</i>	Kousa Dogwood varieties
31	<i>Halesia Carolina</i>	Carolina Silverbell
32	<i>Lagerstroemia spp.</i>	Crape Myrtle species
33	<i>Prunus spp.</i>	Cherry species
34	<i>Styrax spp.</i>	Snowbell species
35	<i>Stewartia spp.</i>	Stewartia species

Evergreen Trees:

36	<i>Arborvitae spp.</i>	Arborvitae species
37	<i>Cedrus deodora</i>	Deodar Cedar
38	<i>Chamaecyparis spp.</i>	Cypress species
39	<i>Cryptomeria japonica</i>	Japanese Cedar
40	<i>Ilex spp.</i>	Holly species
41	<i>Juniperus virginiana</i>	Eastern Red-cedar

- | | | |
|----|--------------------------------------------|--------------------|
| 42 | <i>Magnolia spp.</i> | Magnolia varieties |
| 43 | <i>Myrica cerifera</i> | Wax Myrtle |
| 44 | <i>Pinus virginiana</i> | Virginia Pine |
| 45 | <i>Prunus caroliniana</i> 'Bright & Tight' | Cherry Laurel |

4.7.7 Water Plants

WATER PLANTS:

	Botanical Name:	Common Name:
1	<i>Hymenocallis liriosme</i>	Spiderlily
2	<i>Nuphar luteum</i>	Yellow Pondlily
3	<i>Nymphaea odorata</i>	Fragrant Waterlily
4	<i>Orontium aquaticum</i>	Goldenclub
5	<i>Peltandra virginica</i>	Tuckahoe, Green Arum
6	<i>Pontederia cordata</i>	Pickerelweed
7	<i>Sagittaria latifolia</i>	Arrowhead
8	<i>Saururus cernuus</i>	Lizard's Tail, Water Dragon
9	<i>Thalia dealbata</i>	Powdery Thalia, Water Canna
10	<i>Typhus angustifolia</i>	Graceful Cattail

4.7.8 Examples of Plants that are not allowed.

1	<i>Pyrus calleryana</i> 'Bradford'	Bradford Pear
2	<i>Ligustrum sinense</i>	Chinese privet
3	<i>Wisteria sinensis</i>	Chinese wisteria
4	<i>Pueraria montana</i>	Kudzu
5	<i>Albizia julibrissin</i>	Mimosa
6		

5 MAINTENANCE

5.1 Common Areas

The Serenbe developer and or the HOA will contract with a professional maintenance company which will maintain all common areas.

5.2 Residences

The Serenbe developer and or the HOA will provide maintenance for the front and sides of all residences. Maintenance for the rear yard can be contracted by the homeowner or the homeowner may elect to self maintain their yard.

Note: The community landscape maintenance company will be available and may offer reduced rates for maintenance of rear yards for contracts with individual homeowners.

All turf grass areas must be kept neat and regularly mowed. Turf grass over 6" in height is not permitted.

All plants must be kept from spreading to neighboring lots except where an agreement for such is reached between two neighbors or when the same such plant is already planted on the adjacent lot.

Dangerous trees or branches are to be removed when notified or when identified as such by the DRB.

Use of environmentally safe chemicals, herbicides and pesticides is required.

Use of annuals in community-maintained areas of the lot is discouraged as the HOA will not replace or maintain them. The homeowner is solely responsible for regular and timely seasonal replacement of annuals in accordance with typical professional landscape practices. The same applies for any high maintenance plants added by the homeowner. Roses for example will not be maintained adequately by the community landscape company.

6 IRRIGATION

All irrigation in landscape beds is to be 'drip' irrigation. The Serenbe community reuse water system is to be used for drip system in common areas of the community.

Irrigation connected to a homeowner's domestic water supply is not maintained by the HOA and are deemed homeowner responsibility. If a homeowner desires a pop-up or spray head type irrigation system for sod, it must be separated from the re-use system and connected to potable water per the law. The cost to install and maintain this type of irrigation is to be paid by the homeowner. Irrigation is to be appropriately zoned for xeri-scape practices, meaning shrubs and plant materials requiring less water are to be zoned separate from sod and plants requiring more water. All irrigation boxes should be located on the exterior of the house on a side and screened from view. Locating boxes outside will allow the maintenance company to shut off the systems should the need arise. Per GA law all irrigation systems must have a rain gauge/automatic shutoff.

7 TABLES AND DIAGRAMS

Table A: Lawns		
LOT TYPE	LOCATIONS ALLOWED	AMOUNT
Live Work	NONE	None
Town Homes	REAR YARD ONLY	1000 sf. MAX
Cottage Homes	REAR AND SIDE YARD	1500 sf. MAX
Estate Homes	ANY AREA	3000 sf MAX

DIAGRAM - YARD ZONES:

