

SERENE CREEK RUN ASSOCIATION  
PO BOX 208  
FOREST, VIRGINIA 24551

July 20, 2024

To: All Serene Creek Run Neighbors

As owners of properties in Serene Creek Run, we all bear a responsibility to help maintain the appearance and appeal of our neighborhood. An important part of this responsibility is our obligation to comply with the HOA "Covenants, Conditions and Restrictions" which were established in 2004 to maintain the appearance and character of Serene Creek Run.

Below are some of these restrictions and a few comments about how the Board of Directors interprets that language. Please read this information and take actions if you don't currently comply.

- Section 9.2 Conditions

*"No improvements, alterations, repairs, change of paint or stain colors, excavations, changes of grade, clearing or removal of trees with a trunk diameter of 4 inches or greater at 3 feet above ground level, major landscaping or other work, which in any way alters such property from its natural or improved state on the date such property was first conveyed in fee simple by Developer to an Owner or the Association, shall be made or done without the prior approval of the Architectural Control Board except otherwise expressly provided herein. No buildings, fences, walls, residences or other structures or improvements to a structure erected or constructed on any portion of Serene Creek Run shall be commenced, other than by Developer, without the prior written approval of the Architectural Control Board or of the Association for any improvements, construction, grading or landscaping performed by Developer, its contractors and subcontractors in Serene Creek Run."*

- Section 10.15 Architectural Control

*"No building or other improvement (dwelling, outbuilding, barn, stable, garage, pool, fence, etc.) shall be erected or placed on any Lot unless building plans, specifications, and site plans showing the location and style of such improvements have been submitted in advance, in writing to and approved by the Architectural Control Board, or its successor, as set forth in the Declaration."*

[>>>>Link to Website with Architectural Request Form](#)

Comment: We have a very active and responsive Architectural Control Board (ACB). The form to submit a request to the ACB for any improvement to your property is found on our website. This form should also be used if you want to remove any living trees or improvements like installing solar panels or hardscape. These requests are normally approved quickly if sufficient information is provided. This form is not required to remove any dead trees from your property.

- Section 10.6 Nuisance, Signs, and Storage.

*No noxious or offensive activity shall be carried on within Serene Creek, nor shall anything be done which shall constitute a nuisance to other property owners. No signs (except FOR SALE sign six feet square or less) or billboards shall be erected on any Lot unless approved in advance by the Architectural Control Board. No building materials (except during the time of construction), unlicensed or inoperable vehicles or inventories may be stored outside at any time. Storage of firewood and trash containers shall be restricted to the rear yard and well screened as not to cause an eyesore to adjoining Lot Owners. Propane tanks shall be aesthetically well-screened and located on the side or rear of the dwelling.*

Comment: Nuisance items are a very broad category. If you have such a complaint, you should contact that neighbor first and ask them to correct the issue. If you cannot resolve the specific problem with your neighbor contact a Board member.

- Section 10.8 Vehicle and Trailer Storage.

*"Parking of all trailers, commercial and recreational vehicles and related equipment, including but not limited to horse trailers, motor homes, boats and boat trailers, other than on a temporary and non-recurring basis, shall be in the garages or in areas hidden from view of the street on which said Lot fronts."*

Comment: This allows trailers, boats and equipment to be 'temporarily' on your property, driveway or yard, for a few days. This also includes instances where visitors with an RV or travel trailer may be staying with you for a short visit. If there is a need to have a trailer on your property, more than a few days, you should contact a Board member with the reason and expected duration for review and approval.

- Section 10.10 Landscaping

*"Each Lot Owner shall install and maintain suitable and appropriate landscaping, including decorative shrubs, flowers, and/or trees, along the front facade of the dwelling constructed on any Lot within six months of the issuance of a certificate of occupancy for such dwelling. Each Lot Owner shall keep his property free from tall grass, undergrowth, dead trees, trash and rubbish and shall properly maintain his property. Each Lot Owner shall be responsible for seeding, mowing, and maintaining that portion of the land between each Lot line and the pavement of the street."*

Comment: Everyone has a different opinion about maintaining their yard and landscaping. The Board has the authority to determine whether any property is or is not in compliance. Before contacting the Board, members should try to resolve their concerns with the neighbor themselves. If a resolution cannot be reached, then you should contact a Board member with the concern. The Board will review any issue about neighbors not properly maintaining their property and respond accordingly. This is the approach the current Board has used for most complaints in recent years and will continue to do so.

For your reference, a copy of the "Serene Creek Run Association Declaration of Covenants, Conditions and Restrictions" document is attached to this email. You can also reference this and many other documents on the SCRA website.

Link to that website: <https://scraforest.wixsite.com/members/forms-documents>

In conclusion, please review this information and consider whether you may not comply with any of these restrictions on your own property. If you have any questions whether something complies you can contact a Board member.

Regards,

HOA Board Members

*Lori Friedman      Amy Pemberton*

*Diana Summers      Sim Ford*