



The Setting: Relationships of people, land and structure:

We start with a extremely well-located parcel, then add an advanced layout...the clustering of homes into courtyards to create neighborhoods, and the emphasis upon walking. But automobiles are integrated; they come with modern living, so we have a blending of many factors, certainly integrating the plans and the setting for long-term “success”.



It becomes part and parcel to the home designs...a great home in a great setting and even the legal circumstances to create easy and secure occupation by the inhabitants, all intended as the final integrated living unit .

The purpose of this page is to broaden the descriptions of homes, lots and yards, first their creation and integration, then their transfer to buyers and even, longer-term management.

Below, important planning principles are described, the creation and maintenance of yards and clustering of homes, creation of “Villas”, and other preparations of the site:

Covenants are in a separate file...they describe this process, and the age requirements for living in Serenade.....simply, one of a couple buying must be 55 years or older, with no children under 17 years old as a permanent resident, Singles can be younger at the discretion of the developer.

Highlights of Land Planning Principles: (Please also “Pricing and Features”, within the next few topics):



Homes will be arranged in clusters of 2 and 3 buildings, (4 or 6 living units) around a common “courtyard” for easy entry and socialization, ”Neighborhoods” are thusly created, for clusters of 4 or 6 families.

Two family buildings are placed within a rectangular footprint, (shown as a definitive location within each “lot” shown on legal plats.)). We’ll call the homes so created “**Villas**”, a term accepted by banks, the city, and the general public. The two Villas are separated by a center wall identical to the exterior walls, which common wall is virtually soundproof , a perfect “firewall”, and energy neutral.. The whole has the appearance of a large single family home, so that “other side” connected to you will house the family with which you will exchange the most favors,back and forth, like asking them to “watch over things” when you have a little trip to make.

In the drawing, you’ll note lot boundaries are also shown. After the start of construction, a line through the center of the Common wall dividing the two Villas will be extended to outside lot boundaries by survey, dividing the lot into two portions, intending separate ownership, so each owner will come to own half of a platted lot including one living unit, called a “Villa”, subject to cross-use agreements for the common wall, and for cross-access by vehicles that access the courtyard, (mostly, for backing up and

turning around), those relationships covered in recorded “Covenants”. Most “back yards” so created will appear very large when first visualized, so much so that much may be considered “wild” and subject to very little care, while preserving a smaller activity center adjacent to the back door of the Villa itself as “lawn”.

Because owners receive legal title to the land, these are NOT condos: ownership is deeded in a legal category called “fee simple”. Title to the appropriate property is delivered by a warranty deed containing a “metes and bounds” description, from the seller, and title insurance will cover that transaction, in effect, a guarantee that you own that yard, subject to the Covenants regarding ownership privileges and responsibilities, where your “lot” corners will be marked and identified at the time of closing, and a short privacy fence will be attached perpendicular to the back wall of the Villa, on the dividing line, securing a bit of privacy to both yards. The size and shape of yards therefore is a bit random, dependent upon the original lot’s size and shape. At the time of delivery, the corners of the two new lots govern use, described by Covenants; See later in this website within a page called “Covenants”. Covenants will also include provisions for the Homeowners Association generally, but the upkeep of yards specifically; residents, through the association, will therefore have control over levels of care, along with responsibilities for management. Until the formation of the Homeowner Association, the builder will provide for reasonable lawn care.

No artificial objects of any kind will be permitted permanently on lawns other than by specific direction of the Homeowners Association, (also see “Covenants” coming soon to this web site.)

Other Related Design Criteria:

Double car garages are always side to side in the center, keeping the periphery of the homes free for maximizing interaction with the outdoors, visually and otherwise.

Walking will be encouraged and enabled by the sidewalks on both sides of all streets, a connecting main trail east to west through the subdivision as shown, and a trail through the storm water basin area (now owned by the city, but within their development plans). Existing sidewalks will connect with Troy’s business district, too, and the adjacent park. Landscaping, heavy with spring and fall coloration, is intended to make the views pretty. A row of pines will separate Serenade from commercial land on the west and the park on the east,

You will note that No basement are shown on the “Floor Plans”;
We propose not having basements because they increasingly pose a safety hazard to aging occupants, and because the functions of “storage” and “security”, the usual “purpose” recited for basements, have been provided for on the main floor of the homes, or “upstairs” if that option is chosen.



A Lakewood Scene prefer

(Our surveys, in fact, have indicated that most even healthy seniors come to no basements, provided storage and security are provided for above grade.)

Note in the floor plans themselves, that **the two units in a building are offset**, front to rear, providing for a more interesting front-exterior and insuring that the roofs are separate... a big issue in avoiding

arguments when just one just one side of a roof is damaged. Many other lesser design issues are built in to minimize maintenance.

You'll also note that garages are (mostly) included in the "rectangle" created for the home, so that the fronts are not extending far from the "front" plane of the home itself...(fixing a pet peeve of many architects, in effect de-featuring the garage fronts visually.)

To the whole, landscaping will be added by the builder, featuring plants with fall and spring coloration, backgrounded by evergreen screens, with attention to textures, function, upkeep, views and privacy, Until the homeowners association is formed, the builder will provide landscaping care. Subsequently, the association will manage lawn care as one of their major duties.

Other design detail that you'll see in plans: Overall, we will be creating an architectural "family", with similar materials used throughout the development. Within limits, however, there are provisions for individualization.

We have two separate basic floor plans that fit either "side" of the foot print. And each of them could have an optional upstairs "bonus room" or guest suite, or even, could be built "ready to be add a second floor later, as a conversion.) They could even add a second storage room upstairs Any stairs serving the second story could be made safer with double hand rails, shorter risers and longer "treads". If no second level is chosen, the builder offers "shells" of dormers, at his expense, believing the buildings are prettier with them.

Exteriors are destined to be finished generally with LP "Smart" siding, in various light pastel colors, used above a stone "Ledge" or otherwise, **with a specific kind of stone coordinating them all...**but that story is continued in "Elevations- or "Appearances"), right after "Floor Plans", which is next.

Colors of side may vary, within limits,,but the same stone will accent all elevations. Variations in the use of stone however, will provide for individualization.

So,next you'll see the floor plans designed for integration into these settings

Final