

**SERENADE ARCHITECTURAL CONTROL COMMITTEE
P.O. BOX 2324, MENIFEE, CA 92586**

TO:

ALL NEW HOMEOWNERS AND RESIDENTS WITHIN SERENADE DEVELOPMENT

ALL REALTORS AND AGENTS DOING BUSINESS WITHIN SERENADE DEVELOPMENT

Welcome to the Serenade Development in Menifee (Riverside County), California. Serenade is an age restricted (55 or older) senior development with active Conditions, Covenants, and Restrictions (CC&R's). Realtors are reminded that it is critical that prospective buyers are aware that Serenade is an exclusively over-55 development and that there are applicable CC&R's prior to signing a contract.

Realtors and agents should provide a copy of the CC&R's upon request for review by prospective buyers. A copy for the new homeowner or resident to keep should be provided by the realtors at the time of closing escrow. If this is not done, not only do we risk having an unhappy new homeowner or resident, but realtors risk encountering problems relating to disclosure.

The CC&R's are administered by an Architectural Control Committee (ACC). The ACC has approval authority for requested changes to architectural design, primary colors, extensive landscaping, etc., as well as administering compliance with the CC&R's. Additionally, the ACC is the focal point for the over-55 status and certification for Serenade. A representative of the ACC will be in contact with the new homeowner or resident to obtain age certification compliance.

All homeowners and residents are cordially invited to attend and participate in the regularly scheduled community meetings held by the ACC Board. Meetings are held the last Wednesday of each month (excluding July, August and December) at 2PM in the conference room of the Provident Bank on the corner of Sun City Blvd. and Cherry Hills Blvd., in the Sun City Shopping Center.

Questions may be directed to board members of the ACC. Correspondence should be addressed to Serenade ACC, P.O. Box 2324, Menifee, CA 92586.