



ARCHITECTURAL GUIDELINES ACKNOWLEDGEMENT

To preserve property values and ensure architectural harmony within LIONSGATE, a Declaration of Restrictions has been recorded against all lots in the LionsGate Community. This form will serve as your official acknowledgement of the Declaration of Restrictions and shall be signed at the time of contracting to purchase a lot or home within LionsGate.

Most exterior construction, improvements, and alterations are subject to review and approval by the LionsGate Architectural Control Committee, and a copy of an "Architectural Control Committee Request Form" is attached to this Acknowledgement. This form should be used for requests for approval by the Committee, and approval must be obtained before the commencement of starting construction, improvements or alterations for which approval is required. The following are highlights of area in which Committee approval is required, however reference should be made to the Declaration of Restrictions for a complete list of approval items.

- Only wrought iron (or similar) fences in the specific style and color approved by the Committee shall be allowed on certain Lots (Refer to Restrictive Covenants for lot numbers). Other Lots in the subdivision not listed in the preceding sentence may have only wood or wrought iron (or similar) fences or privacy screens in the specific style and colors approved by the Committee. All fences, boundary walls and privacy screens shall be ornamental and shall not disfigure the property or the neighborhood. All fences and privacy screens shall be constructed with the finished side out. All fences and privacy screens shall be constructed only of the specific materials and in the specific styles approved by the Committee as provided above. No fence can be placed all the way to the ground; there must be a three-inch minimum from the ground surface due to surface drainage concerns. Fences must enclose the entire backyard; cannot exclude items on your property such as utility boxes. Wrought iron fences must be stair-stepped along the contour of the land; it must be LionsGate green (Forest green, either pre-cast or painted Sherwin Williams-Black Forest #SW2238). The fence should be 3 line smooth-top 2x2 posts with dome tops. Should be vertical and horizontal with stair-step on hills. No chain link or similar fences shall be permitted. Unless and until otherwise specifically approved in writing by the Committee, no fence, boundary wall, or privacy screen shall exceed five feet in height, no fence, boundary wall or privacy screen shall be constructed or maintained on any Lot nearer to the street than the rear corners (as defined by the Approving Party) of the residence, no fence shall be constructed or maintained on any Lot more than one foot from the property line of the Lot, except to the extent necessary for such fence to abut the residence, and all fences must be joined to any previously existing fences on adjacent Lots.
- No animal pens or runs shall be permitted.
- All swimming pools are subject to approval by the Architectural Control Committee. Swimming pools above ground or above grade are not allowed.
- Decks, patios and any structural additions are subject to prior Architectural Control Committee approval.
- No storage buildings, exterior solar panels or collectors are allowed.

- Outside playsets are subject to prior Architectural Control Committee approval; all playsets must be wooden.
- Basketball goals are subject to Architectural Control Committee approval; all goals shall be freestanding on poles and the backboard constructed with transparent material.
- No radio or television aerial wire, antenna, antenna tower, satellite dish (in excess of 36" in diameter) or energy collector, whether permanent or temporary, shall be maintained outside of any structure. Provided, however, that for permitted satellite dishes, the Architectural Control Committee shall have the right to impose requirements concerning location, height, and screening as a condition to erection or maintenance of such satellite dish. All dishes must be approved by the ARC.
- Radon systems must be approved by the ARC. They cannot be visible from the street and if installed on the exterior, must be painted to match the home.
- Exterior paint colors are subject to Architectural Control Committee approval, and paint samples must be submitted with requests for approval.
- Any concrete installed after home completion and occupancy must meet new construction standards.
- Architectural Control Committee approvals must be in writing and signed by the committee Chairperson or designee; oral approvals will not be binding upon the LionsGate Homes Association.

The parties signing below acknowledge that they have reviewed the aforesaid Declaration of Restrictions and the foregoing highlights, and agree to seek prior Architectural Control Committee approval as and when required by the Declaration of Restrictions.

Date: _____

Print Name: _____

Signature: _____
