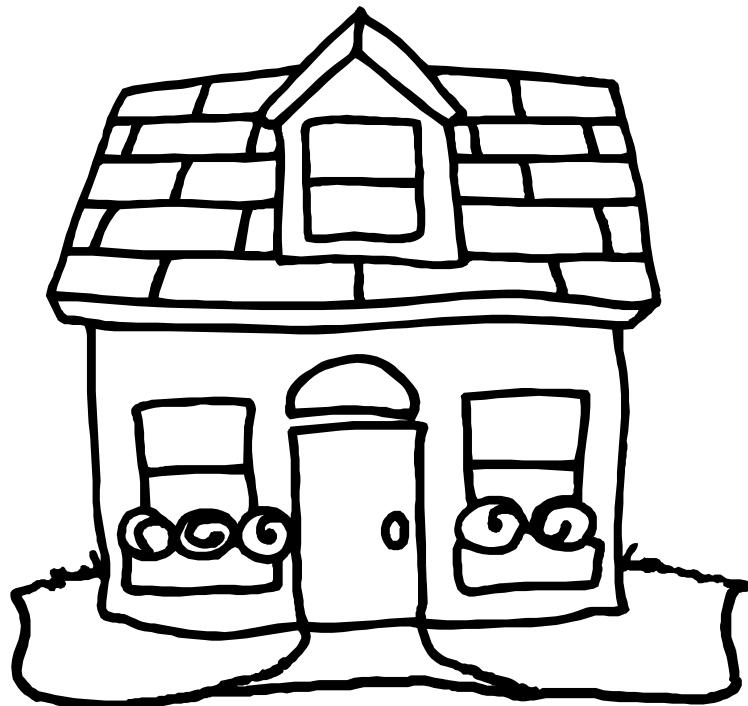




*LionsGate  
Homes Association  
Architectural Review  
Handbook*



*(Updated August 2019)*

***LionsGate Homes Association  
Architectural Committee Members***

Gail Messenger (913) 269-1110  
Jennifer Quinn (816) 726-2643  
Michael Horrell 913-961-1405

*FirstService Residential  
(816) 414-5300*

*Completed request forms may be sent to [modifications.csc@fsresidential.com](mailto:modifications.csc@fsresidential.com), via fax to (816) 454-0661 or mailed to 11125 NW Ambassador Dr., Suite 200, Kansas City, MO 64153, Attn: Pamela Williams. Requests will be forwarded to the Committee Members for their review.*

**Important Community Phone Numbers**

- *Ambulance/Emergency/Fire/Police* 911
- *Police Department – Non-Emergency* 888-6066
- *City Hall* 895-6000
- *Court House* 782-5000
- *Reporting Lights Out/Street Light Repair* 897-4299
- *Post Office* 800-275-8777
- *Kansas City Power & Light* (816)471-5275
- *KPL Gas Service* 800-794-4780
  - *Southwestern Bell Telephone* 800-464-7928
- *Deffenbaugh Disposal - Trash* 631-3300
- *Time Warner Cable* 451-9393
- *Water District #1 of Johnson County* 895-1800

## ***Introduction***

The LionsGate Homes Association has an architectural review process. This process is one of the primary tools by which the Association seeks to preserve, promote and enhance the guidelines of your Covenants. This, in turn, protects and increases your property value.

The guidelines for this process have been established and are outlined in the Declaration of Restrictions of the Community.

It is relatively simple to get a copy of the Declaration of Restrictions on all of the lots in LionsGate by going to the Johnson County, Kansas Court House. The Declarations are also available on the community website.

The architectural review process is overseen by a committee called the Architectural Review Committee (“ARC”).

It is important to remember that these covenants are enforceable in a court of law because the covenants are part of the contract to purchase land in LionsGate. However, the covenants are enforceable only if certain conditions are met, such as: proper procedures for their enforcement are followed, the proper parties to the covenant are involved; the covenant is applied fairly, consistently, and in good faith, and the covenant is enforced in a timely manner as to give the parties involved notice and options for further action.

This manual is designed to help you and the Community Association know what these covenants are and what procedures are to be followed in their enforcement and application.

## ***Legal Authority for the Architectural Review Committee:***

In order to maintain a consistent and higher-quality atmosphere in LionsGate, the developer placed certain restrictions on the land. When each of the homeowners in LionsGate purchases a home, there are certain restrictive covenants attached to the land. The restrictive covenants are attached to the land, so to speak, as they do not terminate or move with the homeowners when the home is subsequently sold to another.

These restrictive covenants are basically contractual promises to use the land and home in a manner that will benefit all of the homes in the subdivision. The benefit is the consistency and quality of the homes, which is designed to maintain a certain atmosphere and increase property values in LionsGate. With the same covenants attached to each and every lot in LionsGate, the goals of quality and value can be more easily achieved.

***Purpose of the Architectural Review Committee (“ARC”):***

The ARC shall regulate the external design, appearance and location of the properties and of improvements therein in such a manner as:

- ✓ To promote those qualities in the environment that bring value to the properties; and
- ✓ To foster the attractiveness and functional utility of the community as a place to live, including a harmonious relationship among structures, vegetation and topography.

***Objectives of Architectural Review:***

- ✓ Make all members of the association aware that successful architectural review is a benefit, not a burden.
- ✓ To create and preserve an attractive design for the community.
- ✓ Protect Homeowners against property value losses due to non-compliance of standards established in the “Declarations of Restrictions”.
- ✓ Clarify the Associations governing documents.
- ✓ Inform homeowners of exactly what is required of them.
- ✓ Establish a workable system for the architectural review process.
- ✓ To treat all applicants fairly, consistently and in a timely manner.
- ✓ Approve or disprove with reasons homeowner’s applications for any changes in the exterior of their property.
- ✓ If needed, inspect the approved work to make sure it confirms with the approved proposal.
- ✓ Inspection and review of the community to make sure all standards in the “Declarations of Restrictions” are followed.
- ✓ Take corrective action against a homeowner who is in non-compliance of standards established in the “Declarations of Restrictions.”

***Overview of what must receive approval:***

The following items, but not limited to, must have ARC approval prior to commencing the work:

- ✓ Fences
- ✓ Exterior painting
- ✓ Swimming pools or hot tubs
- ✓ Roofing
- ✓ Satellite dishes
- ✓ Radon System
- ✓ Decks, room additions, patio covers
- ✓ Gazebos
- ✓ Landscaping
- ✓ Driveways
- ✓ Swing Set / Play Equipment
- ✓ Basketball Goal
- ✓ Sport Courts
- ✓ Solar Panels

When in doubt of any external improvements, fill out and submit an Architectural Modification Form.

***Review Criteria***

1. **HARMONY WITH OVERALL COMMUNITY DESIGN OR CONTEXTUAL RELATIONSHIP:** The contextual relationship pertains to the characteristics of any existing structures, the neighborhood, and the individual site. What may be acceptable in one instance may not be in another, depending on location.
2. **LOCATION AND IMPACT ON NEIGHBORS:** The proposed alteration or improvement should relate favorably to the planning, landscape, topography and existing character of the neighborhood. The primary concerns are preservation of access, sunlight, ventilation, view and drainage, as well as impact on the privacy and normal use of neighborhood privacy. In reviewing the impact on neighbors, the ARC must balance the property rights and expectations of a property owner with the expectations of the neighbors. There is not always a perfect solution but the ARC will consider all aspects before making its decision.
3. **WORKMANSHIP:** The quality of work should be equal to or better than originally used in the neighborhood. If past practices are no longer acceptable, current and better practices must be followed.
4. **REQUIREMENT:** No building, fence, wall, residence, structure, or projection from a structure (whether of a temporary or permanent nature, and whether or not such structure shall be affixed to the ground) shall be commenced, erected, maintained or improved, nor may the exterior appearance be altered in any way without the prior written approval of the ARC regarding: (a) the harmony of its exterior design and location in relation to (b) the character of the exterior materials and (c) the quality of the exterior workmanship.
5. **PROCEDURES:** In the event the ARC fails to approve or disapprove in writing an application within thirty-five (35) days after the plans and specifications in writing have been submitted to it, in accordance with adopted procedures, approval will be deemed granted. The applicant may appeal an ARC decision to the Board of Directors for the Association in writing within seven (7) days after the date the Architectural Committee renders its decision and notifies the applicant. Any decision rendered by the Board on appeal shall be final and conclusively binding on all parties.
6. **APPLICABILITY TO HOMEOWNER:** The provisions of the Declaration of Restrictions section shall be applicable to the homeowner only with respect to lots that are improved with buildings that are or have been occupied.

***How to Obtain ARC Approval:***

The ARC has developed a Change Request Form (“CRF”) to assist the community with the review and approval process. A CRF has been included in the handbook. Additional copies can be downloaded from the community website or by contacting the management company.

## ***General Information for the LionsGate Homes Association***

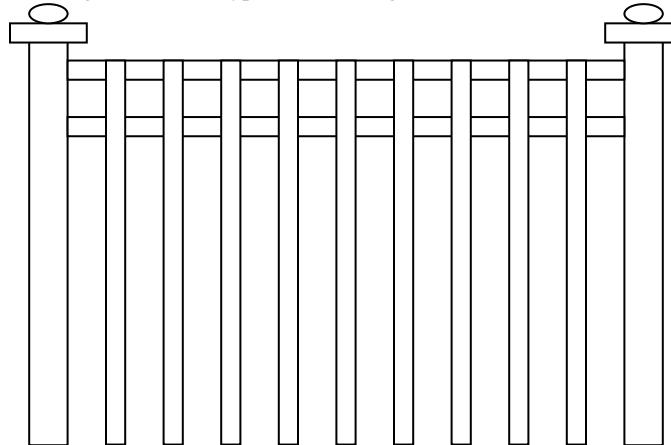
The following are some of the specific items detailed in the Declaration of Restrictions:

- ✓ Cars should not be parked in the streets of community overnight.
- ✓ Exterior holiday lighting shall be permitted only between November 15<sup>th</sup> and January 15<sup>th</sup>.
- ✓ No chain link or similar fence shall be permitted on private property.
- ✓ All basketball goals shall be free standing and not attached to the residence in a permanent nature.
- ✓ No artificial flowers, trees, etc. permitted.
- ✓ No trampolines allowed.
- ✓ No garage sales except as otherwise organized by the Homes Association.
- ✓ No sheds, barns, detached garages, or other storage facility allowed.

### **Fences:**

- ✓ Cannot fence all the way to the ground; must be a minimum of 3" from ground surface due to surface drainage concerns.
- ✓ Must enclose entire backyard; cannot exclude items on your property such as utility boxes.
- ✓ Wrought iron must be stair-stepped along the contour of the land;
- ✓ Must be Forest green, either pre-cast or painted Sherwin Williams-Black Forest #SW2238 or Sherwin Williams Black of Night SW6993.
- ✓ Fence should be 3 line smooth-top 2x2 posts with dome tops.
- ✓ Should be vertical and horizontal with stair-step on hills.
- ✓ Complete and submit to the Architectural Review Committee the "Architectural Change Request Form".

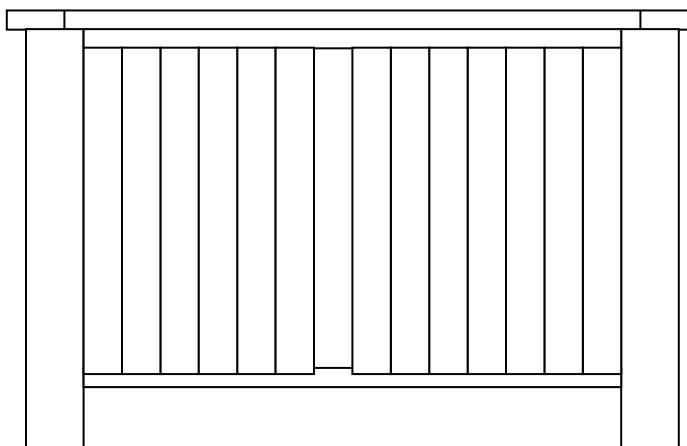
The diagram below is typical of a wrought iron fence.



### **Wood Fence Standards:**

- ✓ Must be cedar.
- ✓ Box fence – framed section.
- ✓ 5' in height.
- ✓ No further forward than rear corners of residence.
- ✓ Should be vertical and horizontal with stair-step on hills.

The diagram below is typical of a Solid Picture Frame Wood Fence:



Basketball Goals:

- ✓ Must be free standing.
- ✓ Clear or white backboard.
- ✓ Black or dark green permanent poles.
- ✓ Permanent installation.

Swing sets:

- ✓ Placement must be approved in advance by the ARC and is recommended to be 10-15' away from property lines.
- ✓ Provide a copy of lot plan with approximate location from lot lines.
- ✓ Wood material – no metal or plastic structures.
- ✓ Prefer neutral color with respect to tarps, slide, etc.
- ✓ Standard size no more than 12' height by 18' length.
- ✓ Fill out and submit to the Architectural Review Committee the “Architectural Change Request Form”.

Satellite Dishes:

- ✓ Must submit 3 locations as determined by installer for approval.
- ✓ No larger than 20" in diameter.
- ✓ Neutral in color.
- ✓ Location must be approved by ARC.

Radon System:

- ✓ Location must be approved by the ARC.
- ✓ Cannot be visible from the street
- ✓ If system is located on the exterior of the home, it must be painted to match the home.

Roof Replacement:

- ✓ Wood shingles or shakes.
- ✓ Tiles.
- ✓ DiVinci Valore Slate Tiles in Cambridge color blend.
- ✓ Approved composition styles.
  - CertainTeed – Presidential Shake TL – “Classic” Weathered Wood
  - CertainTeed – Presidential Shake IR – Weathered Wood
  - CertainTeed – Grand Manor – Gatehouse Slate
  - CertainTeed – Grand Manor – StoneGate Grey
  - CertainTeed – Grand Manor – Weathered Wood
  - CertainTeed – Landmark TL – Cumberland
  - GAF – Grand Canyon – Storm Cloud Grey
  - GAF – Grand Canyon – Mission Brown
  - GAF – Grand Sequoia – Weathered Wood
  - GAF – Camelot – Aged Oak
- ✓ Approved Stone Coated Steel Roof style.
  - Any Manufacturer but only **Shake** style in Weathered Timber color or Villa style in Pompeii Ash.
  - Decra XD in Antique chestnut.

Painting:

- ✓ Earth tones are the preferred color choices and limited to the approved Sherwin Williams paint colors. Prior to painting your home, you MUST submit an Architectural Change Request Form through the community website. If you would like to request a non-approved paint color, you may do so with an application fee of \$250. If the color is approved, the \$250 fee will be refunded. If the color is not approved, the \$250 fee will be forfeited. Failure to get approval prior to painting may result in a fine of up to \$5,000.

## Plot Plans for the LionsGate Homes Association

A Plot Plan must be submitted with your Change Request Form if you are requesting any of the following:

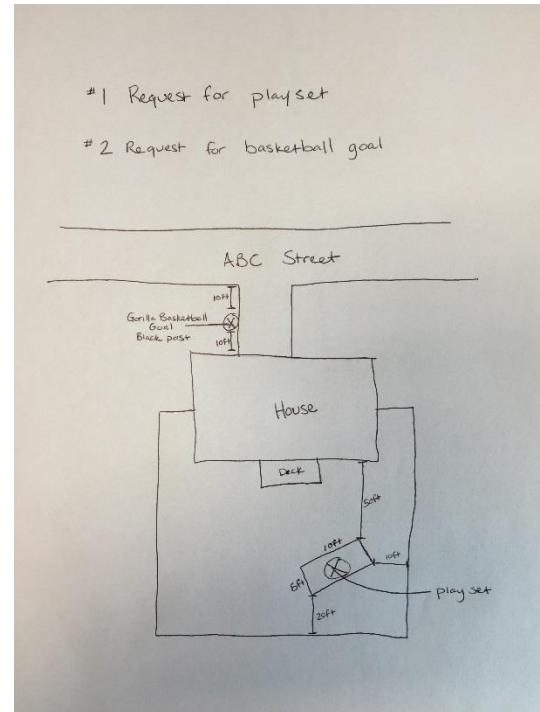
- ✓ Outbuilding(s)
- ✓ Landscaping
- ✓ Basketball Goal
- ✓ Swing Set/Play Structure
- ✓ Fence
- ✓ Hot Tub
- ✓ Gazebo
- ✓ Swimming Pool
- ✓ Satellite Dish
- ✓ Deck
- ✓ Driveway

Below are two SAMPLE Plot Plans. Homeowners are asked to create their own Plot Plans to be submitted to the ARC.

Using Google Map & Marking Areas:



Hand Drawn Map & Marking Areas:



# LIONSGATE HOA

## *Community Restrictions*

**OVERVIEW:** Following the completion of construction of any residence or Exterior Structure, no significant landscaping change, significant exterior color, change or exterior addition or alteration shall be made thereto unless and until the change, addition or alteration has been submitted to and approved in writing by the Architectural Committee. All replacements of all or any portion of a completed structure because of age, casualty loss or other reason, including, without limitation, roofs and siding, shall be of the same materials, location and elevation as the original structure unless and until the changes thereto have been submitted to and approved in writing by the Architectural Committee.

Animals	No animals of any kind shall be raised, bred, kept or maintained on any Lot except that dogs, cats and other common household pets may be raised, bred, kept or maintained so long as (a) they are not raised, bred, kept or maintained for commercial purposes, (b) they do not constitute a nuisance and (c) the City ordinances and other applicable laws are satisfied. All pets shall be confined to the Lot of the Owner except when on a leash controlled by a responsible person. Owners shall immediately clean up after their pets on all streets, Common Areas and Lots owned by others. Dog runs are not permitted.
Basketball Goals	All basketball goals shall be permanently installed, free standing and not attached to the residence unless the Architectural Committee determines that there are compelling reasons for the basketball goal to be attached to the residence. All backboards shall be transparent or painted white and all poles shall be a black or dark green. There shall be only one basketball goal per Lot. The Board shall have the right to establish reasonable rules regarding the hours of use of basketball goals and any such rules shall be binding upon all of the Lots and the Owners. Portable basketball goals are not permitted. All basketball goals must be approved by the ACC prior to installation.
Clothes Line	Not permitted
Construction	Exterior walls of all residences and all appurtenances thereto shall be of stucco, brick, stone, wood shingles, Masonite or wood lap siding, plate glass, glass blocks, or any combination thereof. All windows shall be constructed of glass, wood, metal or vinyl clad and wood laminate, or any combination thereof, provided, however, that storm windows may be constructed of colored metal (other than silver). All exterior doors and louvers shall be constructed of wood, metal or vinyl clad and wood laminate, colored metal (other than silver) and glass, or any combination thereof. Roofs with a pitch of three inches or more per foot shall be covered with wood shingles, wood shakes, slate or concrete tile. Flat roofs, or roofs with a pitch of less than three inches per foot, shall be covered with tin, built up asphalt, wood shingles, wood shakes, slate or concrete tile. Any changes to the existing exterior of the home must have ACC approval.
Deck	No exterior structure shall stand with its exterior in an unfinished condition for longer than five months after commencement of construction. Must be approved by ACC.
Driveway	All driveways and sidewalks shall be concrete, patterned concrete, brominate, interlocking pavers, brick or other permanent stone finishes. Crushed gravel, asphalt and natural driveways and sidewalks are prohibited. Any changes to the existing exterior of the home must have ACC approval.
Exterior Structure	No Exterior Structure shall be erected upon, moved onto or maintained upon any Lot except (i) strictly in accordance with and pursuant to the prior written approval of the Architectural Committee as to the applicable building plans, specifications, exterior materials, location, elevations, lot grading plans, landscaping plans and

	exterior color scheme and (ii) in compliance with the additional specific restrictions set forth in subsection (b) below or elsewhere in this Declaration; provided, however, that the approval of the Architectural Committee shall not be required for (i) any Exterior Structure erected by or at the request of the Developer or (ii) any Exterior Structure that (A) has been specifically approved by the Developer prior to the issuance of a temporary or permanent certificate of occupancy as part of the residential construction plans approved by the Developer and (B) has been built in accordance with such approved plans. No shed, barn, detached garage or other storage facility shall be erected upon, moved onto or maintained upon any Lot. Storage shall be permitted under a deck provided such area is screened as otherwise authorized herein.
Fence	(i) Only wrought iron (or similar) fences in the specific style and color approved by the Developer shall be allowed on the following Lots: Lots 9, 10, 29 through 34, and 45. 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 styles and colors approved by the Developer. 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 Developer as provided above. No chain link or similar fence shall be permitted. Unless and until otherwise specifically approved in writing by the Developer, (A) no fence, boundary wall or privacy screen shall exceed five feet in height, (B) 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, (C) 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 (D) all fences must be joined to any previously existing fences on adjacent Lots. Cannot fence all the way to the ground. Must be a min of 3" from ground surface. Must enclose entire backyard. Wrought iron must be stair-stepped along the contour of the land. Must be Forest green, either pre-cast or painted Sherwin Williams-Black Forest #SW2238 or Sherwin Williams Black of Night SW6993. Fence should be 3 line smooth-top 2x2 posts with dome tops. Should be vertical and horizontal with stair-step on hills.
Garage	All residences shall have at least a two-car garage. No car ports are permitted. Garage doors shall remain closed at all times except when necessary.
Garage Sale	No garage sales, sample sales or similar activities shall be held within the Subdivision without the prior written consent of the Homes Association.
Gardens	All vegetable gardens shall be located behind the rear corners of the residence and at least five feet away from the boundary of the Lot. No vegetable garden(s) shall exceed 100 square feet in size on any Lot except with the prior written consent of the ACC.
Greenhouse	Not permitted.
Landscaping	All lawns, including all areas between each residence and any adjacent street, regardless of the existence and location of any fence, monument, boundary wall, berm, sidewalk or right-of-way line, shall be fully sodded and shall remain fully sodded at all times thereafter; provided, however, that the No lawn shall be planted with Zoysia or buffalo grass. The Owner of each Lot shall keep the lawn uniformly mowed and clipped with a length of grass not to exceed four inches.
Landscaping – Lawn	The Owner of each Lot shall keep the lawn uniformly mowed and clipped with a length of grass not to exceed four inches.
Lights	No lights or other illumination (other than street lights) shall be higher than the residence. Except for such holiday lights, all exterior lighting shall be white and not colored. All exterior landscape lighting must be approved in advance by the Approving Party.

Lights - Holiday	Exterior holiday lights shall be permitted only between November 15 and January 15.
Outbuilding	No trailer, outbuilding or Exterior Structure shall at any time be used for human habitation, temporarily or permanently; nor shall any residence of a temporary character be erected, moved onto or maintained upon any of the Lots or any Common Areas or used for human habitation. Outbuildings are prohibited unless approved by the ACC.
Paint	Prior to painting any exterior of the home, deck, siding, fence, etc., a Modification Request Form must be submitted and approved by the ACC.
Playsets	All recreational or play structures (other than basketball goals) shall be located behind the back building line of the residence. Playsets are subject to approval by ACC.
Pool / Hot Tub	No above-ground type swimming pools shall be permitted. All pools shall be fenced and all hot tubs shall be fenced or otherwise adequately screened, all in accordance with the other provisions of the Declaration. All pools and hot tubs shall be kept clean and maintained in operable condition at all times. Pools are subject to approval by ACC.
Roof	Roofs with a pitch of three inches or more per foot shall be covered with wood shingles, wood shakes, slate or concrete tile. Flat roofs, or roofs with a pitch of less than three inches per foot, shall be covered with tin, built up asphalt, wood shingles, wood shakes, slate or concrete tile. Any changes to the existing exterior of the home must have ACC approval.
Satellite Dish, Antenna, etc.	No television, radio, citizens' band, short wave or other antenna, satellite dish (other than as provided below), solar panel, clothes line or pole, or other unsightly projection shall be attached to the exterior of any residence or Exterior Structure or erected in any yard. Notwithstanding any provision in this Declaration to the contrary, small satellite dishes may be installed with the prior written consent of the ACC.
Siding	Exterior walls of all residences and all appurtenances thereto shall be of stucco, brick, stone, wood shingles, Masonite or wood lap siding, plate glass, glass blocks, or any combination thereof. All exteriors, except roofs and natural side walls, shall be covered with a workmanlike finish of two coats of high quality paint or stain. No residence or Exterior Structure shall stand with its exterior in any unfinished condition for longer than five months after commencement of construction. All exterior basement foundations and walls which are exposed in excess of 12 inches above final grade shall be painted the same color as the residence or covered with siding compatible with the structure. Any changes to the existing exterior of the home must have ACC approval.
Signs	Only allowed signs: (i) One sign not more than three feet high or three feet wide, not to exceed a total of six square feet, may be maintained offering the residence for sale or lease. (ii) One garage sale sign not more than three feet high or three feet wide, not to exceed a total of six square feet, is permitted on the Lot when the sale is being held, provided such signs are removed within 24 hours after the close of the sale. (iii) One political sign per candidate or issue not more than three feet high or three feet wide, not to exceed a total of six square feet, is permitted for up to three weeks before the election but must be removed within 24 hours after the election.
Solar Panel	Not permitted.
Sport Court	Not permitted.
Storage Tank	Not permitted.
Tennis Courts	Not permitted.

Trampolines	Not permitted.
Trash	No trash, refuse, or garbage can or receptacle shall be placed on any Lot outside a residence, except after sundown of the day before or upon the day for regularly scheduled trash collection and except for grass bags placed in the back yard pending regularly scheduled trash collection.
Trees	Each Owner shall properly water, maintain and replace all trees and landscaping on the Owner's Lot
Treehouse	Not permitted.
Vehicle – Parking	Overnight parking of motor vehicles of any type or character in public streets, Common Areas or vacant lots is prohibited. Motor vehicles shall be parked overnight in garages or on paved driveways only.
Vehicles - Rec	Recreational motor vehicles of any type or character are prohibited except: (i) Storing in an enclosed garage; (ii) Temporary parking for the purpose of loading and unloading (maximum of one consecutive night and one night every 14 days); or (iii) With prior written approval of the ACC. Except as provided above (0 above, no vehicle (other than an operable passenger automobile, passenger van or small truck), truck, bus, boat, trailer, camper or similar apparatus shall be left or stored over night on any Lot, except in an enclosed garage.
Vehicles – Trucks	Trucks or commercial vehicles with gross vehicle weight of 12,000 pounds or over are prohibited except during such time as such truck is actually being used for the specific purpose for which it is designed.
Windows	All windows shall be constructed of glass, wood, metal or vinyl clad and wood laminate, or any combination thereof, provided, however, that storm windows may be constructed of colored metal (other than silver). Any changes to the existing exterior of the home must have ACC approval.

# Approved House Color List

## LionsGate Community

Colors are only allowed in flat, satin, or low luster sheen.

A = Accent		B = Base		T = Trim	
SW	Description	Usage	Sample		
6988	Bohemian Black	A		7026	Griffin
6989	Domino	A		7027	Well-Bred Brown
6990	Caviar	A		7028	Incredible White
6258	Tricorn Black	A		7029	Agreeable Gray
6991	Black Magic	A		7030	Anew Gray
6992	Inkwell	A		7031	Mega Greige
6993	Black of Night	A		7032	Warm Stone
6994	Greenblack	A		7033	Brainstorm Bronze
7000	Ibis White	ABT		7034	Status Bronze
7001	Marshmallow	ABT		7035	Aesthetic White
7002	Downy	ABT		7036	Accessible Beige
7003	Toque White	ABT		7037	Balanced Beige
7004	Snowbound	ABT		7038	Tony Taupe
7005	Pure White	ABT		7039	Virtual Taupe
7006	Extra White	ABT		7040	Smokehouse
7007	Ceiling Bright White	ABT		7041	Van Dyke Brown
7008	Alabaster	ABT		7042	Shaji White
7009	Pearly White	ABT		7043	Worldly Gray
7010	White Duck	ABT		7044	Amazing Gray
7011	Natural Choice	ABT		7045	Intellectual Gray
7012	Creamy	ABT		7046	Anonymous
6385	Dover White	ABT		7047	Porpoise
7013	Ivory Lace	ABT		7048	Urbane Bronze
6119	Antique White	ABT		7049	Nuance
7014	Eider White	ABT		7050	Useful Gray
7015	Repose Gray	ABT		7051	Analytical Gray
7016	Mindful Gray	ABT		7052	Gray Area
7017	Dorian Gray	ABT		7053	Adaptive Shade
7018	Dovetail	AB		7054	Suitable Brown
7019	Gauntlet Gray	AB		7055	Enduring Bronze
7020	Black Fox	A		7056	Reserved White
7021	Simple White	ABT		7057	Silver Strand
7022	Alpaca	ABT		7058	Magnetic Gray
7023	Requisite Gray	ABT		7059	Unusual Gray
7024	Functional Gray	ABT		7060	Attitude Gray
7025	Backdrop	AB		7061	Night Owl
				7062	Rock Bottom

7063	Nebulous White	ABT		6071	Popular Gray	ABT	
7064	Passive	ABT		6072	Versatile Gray	ABT	
7065	Argos	ABT		6073	Perfect Greige	AB	
7066	Gray Matters	AB		6074	Spalding Gray	AB	
7067	Cityscape	AB		6075	Garret Gray	AB	
7068	Grizzle Gray	AB		6076	Turkish Coffee	A	
7069	Iron Ore	A		6091	Reliable White	ABT	
6000	Snowfall	ABT		6092	Lightweight Beige	ABT	
6001	Grayish	ABT		6093	Familiar Beige	AB	
6002	Essential Gray	ABT		6094	Sensational Sand	AB	
6003	Proper Gray	ABT		6095	Toast	AB	
6004	Mink	AB		6096	Jute Brown	A	
6005	Folkstone	AB		6097	Sturdy Brown	A	
6006	Black Bean	A		6098	Pacer White	ABT	
6007	Smart White	ABT		6099	Sand Dollar	ABT	
6008	Individual White	AB		6100	Practical Beige	ABT	
6009	Imagine	AB		6101	Sands of Time	AB	
6010	Flexible Gray	AB		6102	Portabella	AB	
6011	Chinchilla	AB		6103	Tea Chest	AB	
6012	Browse Brown	AB		6104	Kaffee	AB	
6013	Bitter Chocolate	A		7501	Threshold Taupe	ABT	
6035	Gauzy White	ABT		7502	Dry Dock	ABT	
6036	Angora	ABT		7503	Sticks & Stones	ABT	
6037	Temperate Taupe	AB		7504	Keystone Gray	ABT	
6038	Truly Taupe	AB		7505	Manor House	A	
6039	Poised Taupe	AB		7506	Loggia	ABT	
6040	Less Brown	AB		7507	Stone Lion	ABT	
6041	Otter	A		7508	Tavern Taupe	ABT	
6042	Hush White	ABT		7509	Tiki Hut	ABT	
6043	Unfussy Beige	ABT		7510	Chateau Brown	A	
6044	Doeskin	AB		7511	Bungalow Beige	ABT	
6045	Emerging Taupe	AB		7512	Pavilion Beige	ABT	
6046	Swing Brown	AB		7513	Sanderling	ABT	
6047	Hot Cocoa	A		7514	Foothills	ABT	
6048	Terra Brun	A		7515	Homestead Brown	A	
6063	Nice White	ABT		7516	Kestrel White	T	
6064	Reticence	ABT		7517	China Doll	T	
6065	Bona Fide Beige	ABT		7518	Beach House	BT	
6066	Sand Trap	AB		7519	Mexican Sand	BT	
6067	Mocha	AB		7520	Plantation Brown	A	
6068	Brevity Brown	A		7526	Maison Blanche	ABT	
6069	French Roast	A		7527	Nantucket Dune	ABT	
6070	Heron Plume	ABT		7528	Windsor Greige	ABT	

7529	Sand Beach	ABT	
7530	Barcelona Beige	ABT	
7531	Canvas Tan	ABT	
7532	Urban Putty	T	
7533	Khaki Shade	ABT	
7534	Outerbanks	ABT	
7535	Sandy Ridge	ABT	
7536	Bittersweet Stem	ABT	
7537	Irish Cream	T	
7538	Tamarind	ABT	
7539	Cork Wedge	ABT	
7540	Artisan Tan	ABT	
7541	Grecian Ivory	T	
7542	Naturel	ABT	
7543	Avenue Tan	ABT	
7544	Fenland	ABT	
7545	Pier	A	
7546	Prairie Grass	ABT	
7547	Sandbar	T	
7548	Portico	ABT	
7549	Studio Taupe	ABT	
7550	Resort Tan	ABT	
7562	Roman Column	T	
7563	Restful White	T	
7564	Polar Bear	T	
7565	Oyster Bar	T	
7566	Westhighland White	ABT	
7567	Natural Tan	ABT	
7568	Neutral Ground	ABT	
7569	Stucco	ABT	
7570	Egret White	T	
7571	Casa Blanca	T	
7572	Lotus Pod	ABT	
7573	Eaglet Beige	ABT	
7574	Echelon Ecru	ABT	
7575	Chop Sticks	A	
7631	City Loft	T	
7632	Modern Gray	T	
7633	Taupe Tone	ABT	
7634	Pediment	T	
7635	Palisade	ABT	
7636	Origami White	T	
7637	Oyster White	T	
7638	Jogging Path	ABT	
7639	Ethereal Wood	ABT	
7640	Fawn Brindle	ABT	
7641	Collonade Gray	ABT	
7642	Pavestone	ABT	
7643	Pussywillow	ABT	
7644	Gateway Gray	ABT	
7645	Thunder Gray	A	
7656	Rhinestone	T	
7657	Tinsmith	ABT	
7658	Gray Clouds	ABT	
7659	Gris	ABT	
7660	Earl Grey	ABT	
7666	Fleur De Sel	T	
7667	Zircon	ABT	
7668	March Wind	ABT	
7669	Summit Gray	ABT	
7670	Gray Shingle	ABT	
7671	On The Rocks	T	
7672	Knitting Needles	ABT	
7673	Pewter Cast	ABT	
7674	Peppercorn	A	
7675	Sealskin	A	

These colors have been approved the HOA Architectural Committee.

Homeowners are to use Sherwin Williams approved paint colors.

To request any additional color will require a \$250 request fee.



## ROOF REPLACEMENT GUIDE

*Please remember if you are replacing your roof due to recent storm damage and plan to replace it with a different type of shingle you MUST obtain approval from the Architectural Review Committee in advance regardless if you are using one of preapproved shingles. Failure to seek approval could result in fines.*

*The Deed Restrictions for LionsGate specifically indicate the composition shingle “style” and “color” that is allowed. In order to help you facilitate your replacement needs the following is a more specific list of composition shingles that will be allowed in LionsGate as approved by the Board of Directors:*

<u>MANUFACTURER</u>	<u>MATERIAL</u>	<u>APPROVED COLOR</u>
<i>CertainTeed Wood</i>	<i>Presidential Shake TL</i>	<i>“Classic” Weathered</i>
CertainTeed	Presidential Shake IR	Weathered Wood
<i>CertainTeed</i>	<i>Presidential AR</i>	<i>Weathered Wood</i>
<i>CertainTeed</i>	<i>Grand Manor</i>	<i>Gatehouse Slate</i>
<i>CertainTeed</i>	<i>Grand Manor</i>	<i>StoneGate Grey</i>
<i>CertainTeed</i>	<i>Grand Manor</i>	<i>Weathered Wood</i>
<i>CertainTeed</i>	<i>Landmark TL</i>	<i>Cumberland</i>
<i>GAF</i>	<i>Grand Canyon</i>	<i>Storm Cloud Grey</i>
<i>GAF</i>	<i>Grand Canyon</i>	<i>Mission Brown</i>
<i>GAF</i>	<i>Grand Sequoia</i>	<i>Weathered Wood</i>
<i>GAF</i>	<i>Camelot Ultra</i>	<i>Aged Oak</i>

The only Stone Coated Steel Roofing Manufacture that has been approved is Decra and Steelrock in Weathered Timber, Granite Gray, Pinnacle Gray or Fawn Gray.

Any manufacturer Shake style in Weathered Timber color or Villa style in Pompeii Ash. DiVinci Valore Slate Tiles in Cambridge color blend.

Decra XD in Antique Chestnut.

Architectural Review Forms are available at [eNeighbors.com](http://eNeighbors.com). For more information contact Dalton Malcolm at [Dalton.Malcolm@fsresidential.com](mailto:Dalton.Malcolm@fsresidential.com).

**LionsGate Homes Association  
Application and Review Form  
Architectural & Landscape Improvement / Alteration**

**CHANGE REQUEST FORM**

If you are considering changes to your home as indicated below, please submit this form to the ARC thirty (30) days **PRIOR** to installation. If you need a copy of the ARC Guidelines, please contact FirstService Residential or a board representative. Submit this form to FirstService Residential, Inc., Attention: Modifications at 11125 NW Ambassador Drive, Suite 200, Kansas City, Missouri 64153 or fax to (816) 454-0661. Or you can email to [Modifications.csc@fsresidential.com](mailto:Modifications.csc@fsresidential.com)

**IMPORTANT:** Please provide as much detail as possible so that the Committee Members can understand your request fully and provide a prompt response. The Architectural Review Committee has not and does not express any opinion regarding the strength, engineering design or safety of said construction project. If a building permit is required, it must be obtained from your city of residence and submitted to the Architectural Review Committee along with the request for construction of your project. It is the homeowner's responsibility to see that the project is in compliance with all building codes, zoning ordinances and other laws and regulations.

Homeowners Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Project Start Date \_\_\_\_\_

Project End Date \_\_\_\_\_

**Note:** Before submitting this request, please read your **Covenants and Restrictions**. This can save both time and expense. If the improvement is not addressed in the Covenants and Restrictions, the final decision will be based on type, size, style and location of requested improvement.

The Committee Members will review your request and provide a response within 30 days. If the form is incomplete or the committee requests additional information, this can extend the process time.

**Type of change to be made: Please circle each item to be changed or added:**

Roof	Siding	Swimming Pool
Painting Door(s)	Animal Shelter	Painting Trim
Hot Tub	Replacing Garage Doors	Windows
Landscaping	Composting	Decks
Painting Garage Door(s)	Gazebo	Driveway
Basketball Goal	Painting	Swing Set / Play Set
Exterior Doors	Antenna	Radon System
Sidewalk	Other	

**\*FENCE INSTALLATION REQUIREMENTS**

If you planning to install a new fence you need to supply your lot number \_\_\_\_\_ and the section of LionsGate that you live in. \_\_\_\_\_

Fence Color: \_\_\_\_\_ Fence Materials: \_\_\_\_\_

Description of the change to be made: Is photograph available? Yes No

Include size, height, and location on property:

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Will there be any of the following items onsite during the project?

Dumpster  Yes  No      Overnight Const Vehicles  Yes  No  
Port-A-Potty  Yes  No      Overnight Const Equip  Yes  No

Sample of materials, paint chips or sketch outlining change to be made is attached?

Yes: \_\_\_\_\_ No: \_\_\_\_\_ Paint Color Numbers: \_\_\_\_\_

**The following information must be included with the request form:**

1. Type of material used.
2. Actual drawing of modification with specifications/dimensions as it pertains to the property lot. (ie distance from property line, distance from home, etc)
3. A description, pictures, drawings and diagrams to support the request.

**Under no circumstance does approval by the Homeowner's Association indicate full authorization. In addition, it may be necessary to obtain building permits and structural approval as required by the City of Overland Park and Johnson County. All improvements are subject to local building regulation and restrictions of record. If the homeowner proceeds without all necessary approvals, Residents may be subject to legal proceedings as well as having to remove all unauthorized improvements.**

**LionsGate Homes Association, Inc.**  
*Architectural Control*  
**Agreement Form**

It is my understanding that my neighbor\_\_\_\_\_

who lives at \_\_\_\_\_ is planning to install the following on their lot. *(check modification below)*

- Hot Tub
- Play Set
- Swimming Pool
- Fence

I live at \_\_\_\_\_ and have been informed of their plans and have no objection.

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**Signature**

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**Date**

**LionsGate Homes Association, Inc.**  
*Architectural Control*  
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**Signature**

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**Date**