



LionsGate Homes Association Architectural Review Handbook

*FirstService Residential
(816) 414-5300 (0)*

Link to complete ARC Form:

<https://office.smartwebs.com/Arc//SWForms/index.cshhtml#/forms/06c17b87-1bba-ee11-8132-000c2903e046>

Important Community Phone Numbers

- ***Ambulance/Emergency/Fire/Police*** ***911***
- ***Police Department – Non-Emergency*** ***913-888-6066***
- ***City Hall*** ***913-895-6000***
- ***Court House*** ***913-782-5000***
- ***Reporting Lights Out/Street Light Repair*** ***913-897-4299***
- ***Post Office*** ***800-275-8777***
- ***Water District #1 of Johnson County*** ***913-895-1800***

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:

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 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 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
- ✓ Any Exterior Changes

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. The link for the application is available on the Connect Resident Portal via FirstService or on the Bulletin Board of eNeighbors.

Single Family: <https://lionsgate.connectresident.com/>

Villas: <https://lionsgatevillas.connectresident.com/>

General Information for the LionsGate Homes Association:

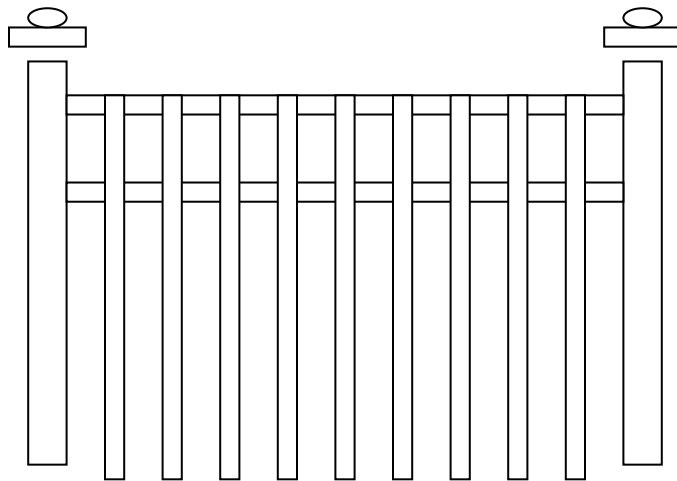
The following are some of the specific items detailed in the Declaration of Restrictions:

- ✓ Vehicles should not be parked in the streets of community overnight.
- ✓ Exterior holiday lighting shall be permitted only between November 15th and January 15th.
- ✓ 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. Must remain in good condition (rust free, clear and cleaned backboard, properly hung nets).
- ✓ No artificial flowers, trees, etc. Permitted, no permanent plastic décor shall decorate the front elevation such as flamingos, animal statuary etc.
- ✓ No trampolines allowed.
- ✓ No garage sales except as otherwise organized by the Homes Association.
- ✓ No sheds, barns, detached garages, or other storage facility allowed.
- ✓ Electric vehicle charging stations must be in garage. No vehicles can be charged on the driveway. No visible charging cords on the exterior of the home.

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 or powder coated steel/aluminum 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. Fences must be maintained, free of broken boards, rungs and in working order.
- ✓ 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”.

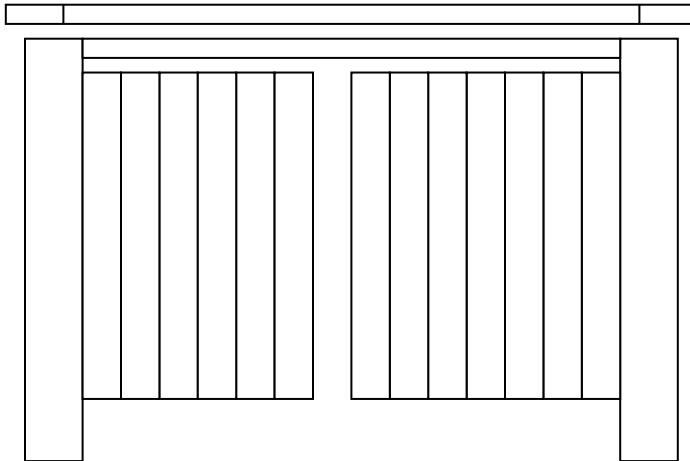
The diagram below is typical of a wrought iron, or powder coated steel/aluminum fence.



Wood Fence Standards:

- ✓ Must be cedar.
- ✓ Solid Old Picture Frame Style.
- ✓ 5' in height.
- ✓ No further forward than rear corners of residence.
- ✓ It 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 backboard.
- ✓ Black or dark green permanent poles.
- ✓ Permanent installation.
- ✓ poles must be maintained free of rust and faded paint
- ✓ Rims must have a white net with no holes.
- ✓ Must replace if backboard becomes cloudy

Swing sets:

- ✓ Placement must be approved in advance by the ARC and (MUST 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.
- ✓ It is required that tarps, slides, etc. be solid tan or green
- ✓ Standard size no more than 12' height by 18' length.

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.
- ✓ Inoperable satellite dishes must be removed

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:

- ✓ See attached roof replacement guide with approved roofs for LionsGate
- ✓ All roofs must still go through ARC submission and approval

Painting:

- ✓ Earth tones are the preferred color choices and are limited to the approved ARC paint list.
- ✓ Prior to painting your home, you must submit an Architectural Change Request Form
- ✓ 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 and possibly having to repaint your home.***

Plot Plans for the LionsGate Homes Association:

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

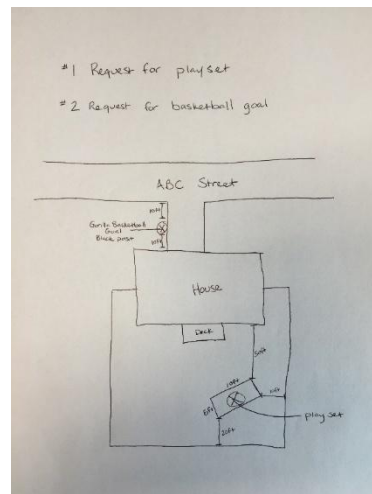
- ✓ Outbuilding(s)
- ✓ Landscaping
- ✓ Basketball Goal
- ✓ Swing Set/Play Structure
- ✓ Fence
- ✓ Hot Tub
- ✓ Gazebo
- ✓ Swimming Pool
- ✓ Satellite Dish
- ✓ Deck
- ✓ Driveway
- ✓ Charging Stations
- ✓ Sports Equipment

Below are two SAMPLE Plot Plans. Homeowners are asked to create their own Plot Plans to be submitted to the ARC with your requested changes marked on the map with dimensions labeled.

Using Google Map:



Hand Drawn Map:



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, 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 the Lots and the Owners. Portable basketball goals are not permitted. All basketball goals must be approved by the ARC prior to installation. Basketball goals no longer used should be removed.
Clothesline	Not permitted
Construction	Exterior walls of all residences and all appurtenances thereto shall be stucco, brick, stone, wood shingles, Masonite, concrete or wood lap siding, plate glass, glass blocks, or any combination

	thereof. All windows shall be constructed of glass, fiberglass, 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 structured 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 approved composite shingles, 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 ARC approval.
Deck/Patio	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 ARC. Any storage under the deck must be screened with landscaping or approved permanent structure. Lattice is prohibited. See other details on decks and gazebos. Decks and patios shall not be used for storage of items.
Driveway	All driveways and sidewalks shall be concrete, patterned concrete, brominate, interlocking pavers, brick or other permanent stone finishes. epoxy, Crushed gravel, asphalt and natural driveways and sidewalks are prohibited. Any changes to the existing exterior of the home must be accompanied by the approval. Driveway replacement or modification must be approved. Driveway should be free and clear of any obstacles. Use as storage areas for equipment, recreational vehicles, garbage cans, furniture, etc. It is prohibited. Well, maintained floral/greenery containers are permitted. Porta potties must be approved and not exceed 30 days without re-approval. Dumpster and portable storage units must be approved.
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. Homes must have house numbers on the exterior of the home.
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 private 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. I 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. It should be vertical and horizontal with stair-steps on hills. Restricted Lots throughout the community include: Lionsgate By the Park - 9,10,29 through 34, 45. Lionsgate By the Lake - 1 through 7, 51 through 57, 60, 61, 63, 64, 72, 73, 76, 77, 81. Lionsgate By the Green - No lots listed. Southlake - 29, 30, 32 thru 38, 40 thru 45, 1, 2, 46 thru 50, 64. 1 thru 39, 58 thru 81 associated with sprinkler systems. WatersEdge - 1, 2, 15, 16, 41 through 46. Villas - 1 through 39 with no fences allowed.
Garage	All residences shall have at least a two-car garage. No car ports are permitted. Garage doors shall always remain closed 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 arc. Gardens may not be constructed out of metal or aluminum/ gardens constructed with wood must be painted the color of home. Gardens, garden beds, and pots must be cleaned out at the end of the growing season. Garden hoses must be concealed if in front of the home. All gardens must be approved.
Greenhouse	Not permitted.
Lawns/ 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. Lawns must be watered and weeds need to be controlled. Yards need to be grass not weeds. Beds to the left and right of the entrance of the home must be planted with approved landscaping. No plastic patio/lawn furniture is acceptable for the front of the home, Consideration of any type of seating to the front elevation or entry is subject to arc approval. Bird feeders, wind chimes, grills, firepits, are not appropriate for the front or sides of the home. All beds must be free of weeds and mulched. No pee gravel, chat, gravel etc. may not take the place of mulch. Any decorative rock must be approved.
Landscaping – Lawn	No hammock, tree swings, swings, zip lines, play equipment etc. Of the kind allowed in the front yard. Play equipment in the backyard must be tan or green if it is a tree swing. Hammocks must be a white, tan or forest green color and free of holes and in good condition. Hammocks must be removed from the backyard at the conclusion of the nice weather or no later than October 31st.
Lights	No lights or other lights (other than streetlights) 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. No decorative outdoor light fixture shall be replaced with a camera. All security cameras need approval for placement and color. All outdoor lighting needs to be matched in illumination and fixture. All outdoor lighting must be installed with low voltage lighting and approved prior to installation.
Lights - Holiday	Exterior holiday lights and decor shall only be permitted between November 15 and January 15. Holiday lighting should not be hung before November 1. Permanent holiday lighting is not approved. If used, it must be installed and removed within the same timeline. Due to traffic and safety concerns no commercial holiday light displays are allowed.
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 ARC.
Paint	Prior to painting any exterior of the home, deck, siding, fence, etc., a Modification Request Form must be submitted and approved by the ARC.
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 arc play equipment must be returned to the garage nightly, balls, nets, bikes, inflatables, etc. All play equipment and structures must be self-standing (an object, structure or entity capable of remaining upright or functioning independently without external support, or leaning, or attachment.) Playsets/equipment no longer used should be removed. Playset covers, swings, slides, and non-wood pieces shall be a solid tan or green color. Playsets must be 14 feet from all property lines.
Pool / Hot Tub	No above-ground type swimming pools shall be permitted. All pools shall be fenced, and all hot tubs shall be screened from neighbors and the street with 7-foot-high evergreen landscaping, all in accordance with the other provisions of the declaration. All pools and hot tubs shall be kept clean and always maintained in operable condition. Pools and hot tubs are subject to approval by arc. Approval must be obtained for visually impacted neighbors for hot tubs and pools. This form can be found on eNeighbors documents and must be returned to FirstService Residential. Please complete prior to arc submission. Hot tubs no longer in use should be removed.
Roof	Roofs with a pitch of three inches or more per foot shall be covered with composite shingles, 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 ARC approval.
Sand boxes	Uncovered sand boxes are prohibited due to health and safety standards with relation to domestic and wildlife animals in the community. Any sand box must be approved, including location in the backyard it will be placed.

Satellite Dish, Antenna, etc.	No television, radio, citizens' band, short wave or other antenna, satellite dish (other than as provided below), solar panel, clothesline 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 ARC. Non-operable satellite dishes must be removed. Satellite dishes in use must be free of rust and fading.
Siding	Exterior walls of all residences and all appurtenances thereto shall be of stucco, brick, stone, wood shingles, concrete siding 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 more than 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 ARC approval.
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 small standard size political sign per candidate or issue permitted for up to three weeks before the election but must be removed within 24 hours after the election. A total of no more than two small standard size political signs per yard. No contractor/. advertising signs allowed in the yard.
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. Trash cans stored anywhere other than the garage will incur fines.
Trees	Each Owner shall properly water, maintain and replace all trees and landscaping on the Owner's Lot following the arc review and approval guidelines.
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. Golf carts, ATV, and UTV vehicles shall be parked only in garages and not stored on the street or driveways.
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 ARC. 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 overnight on any Lot, except in an enclosed garage. All trailers must be parked in the garage and not left on driveway or the street
Vehicles – Trucks	Trucks or commercial vehicles with gross vehicle weights of 12,000 pounds or over are prohibited except during such time as such truck is being used for the specific purpose for which it is designed. Sprinter vans, commercial vehicles, or vehicles with high contrast advertising or car wraps are not allowed to be parked on the driveway or in the street.

Windows	All windows shall be constructed of glass, wood, metal, fiberglass, 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 approval. No double hung windows on the front or sides of the home
Window Coverings	All window blinds, shades, or drapery hangings shall be in good order including all slats, louvers, etc. in undamaged condition with none missing.

Approved House Color List
LionsGate Community
Colors are only allowed in flat, satin, or low luster sheen
A= Accent B=Base T=Trim

Paint Number	Company	Description	Usage
6988	Sherwin Williams	Bohemian Black	A
6989	Sherwin Williams	Domino	A
6990	Sherwin Williams	Caviar	A
6258	Sherwin Williams	Tricorn Black	A
6991	Sherwin Williams	Black Magic	A
6992	Sherwin Williams	Inkwell	A
6994	Sherwin Williams	Greenblack	A
7000	Sherwin Williams	Ibis White	ABT
7001	Sherwin Williams	Marshmallow	ABT
7002	Sherwin Williams	Downy	ABT
7004	Sherwin Williams	Snowbound	ABT
7005	Sherwin Williams	Pure White	ABT
7006	Sherwin Williams	Extra White	ABT
7007	Sherwin Williams	Ceiling Bright White	ABT
7008	Sherwin Williams	Albaster	ABT
7009	Sherwin Williams	Pearly White	ABT
7010	Sherwin Williams	White Duck	ABT
7011	Sherwin Williams	Natural Choice	ABT
7012	Sherwin Williams	Creamy	ABT
6385	Sherwin Williams	Dover White	ABT
7013	Sherwin Williams	Ivory Lace	ABT
6119	Sherwin Williams	Antique White	ABT
7014	Sherwin Williams	Eider White	ABT
7015	Sherwin Williams	Repose Gray	ABT
7016	Sherwin Williams	Mindful Gray	ABT
7017	Sherwin Williams	Dorian Gray	ABT
7018	Sherwin Williams	Dovetail	AB
7019	Sherwin Williams	Gauntlet Gray	ABT

7020	Sherwin Williams	Black Fox	A
7021	Sherwin Williams	Simple White	ABT
7022	Sherwin Williams	Alpaca	ABT
7023	Sherwin Williams	Requisite Gray	ABT
7024	Sherwin Williams	Functional Gray	ABT
7061	Sherwin Williams	Night Owl	A
7062	Sherwin Williams	Rock Bottom	A
7063	Sherwin Williams	Nebulous White	ABT
7064	Sherwin Williams	Passive	ABT
7065	Sherwin Williams	Argos	ABT
7066	Sherwin Williams	Gray Matters	ABT
7067	Sherwin Williams	Cityscape	ABT
7068	Sherwin Williams	Grizzle Gray	ABT
7069	Sherwin Williams	Iron Ore	A
6000	Sherwin Williams	Snowfall	ABT
6002	Sherwin Williams	Essential Gray	ABT
6003	Sherwin Williams	Proper Gray	ABT
6004	Sherwin Williams	Mink	ABT
6005	Sherwin Williams	Folkstone	ABT
6006	Sherwin Williams	Black Bean	A
6007	Sherwin Williams	Smart White	ABT
7025	Sherwin Williams	Backdrop	AB
7026	Sherwin Williams	Griffin	AB
7027	Sherwin Williams	Well-Bred Brown	A
7028	Sherwin Williams	Incredible White	ABT
7029	Sherwin Williams	Agreeable Gray	ABT
7030	Sherwin Williams	Anew Gray	ABT
7031	Sherwin Williams	Mega Greige	ABT
7032	Sherwin Williams	Warm Stone	AB
7035	Sherwin Williams	Aesthetic White	ABT
7036	Sherwin Williams	Accessible Beige	ABT
7037	Sherwin Williams	Balanced Beige	ABT
7038	Sherwin Williams	Tony Taupe	ABT
7039	Sherwin Williams	Virtual Taupe	AB

7040	Sherwin Williams	Smokehouse	ABT
7041	Sherwin Williams	Van Dyke Brown	A
7042	Sherwin Williams	Shoji White	ABT
7043	Sherwin Williams	Worldly Gray	ABT
7044	Sherwin Williams	Amazing Gray	ABT
7045	Sherwin Williams	Intellectual Gray	ABT
7046	Sherwin Williams	Anonymous	AB
7047	Sherwin Williams	Porpoise	AB
7048	Sherwin Williams	Urbane Bronze	A
7049	Sherwin Williams	Nuance	ABT
7050	Sherwin Williams	Useful Gray	ABT
7051	Sherwin Williams	Analytical Gray	ABT
7052	Sherwin Williams	Gray Area	ABT
7053	Sherwin Williams	Adaptive Shade	AB
7054	Sherwin Williams	Suitable Brown	AB
7055	Sherwin Williams	Enduring Bronze	AB
7056	Sherwin Williams	Reserved White	AB
7057	Sherwin Williams	Silver Strand	ABT
7058	Sherwin Williams	Magnetic Gray	AB
7059	Sherwin Williams	Unusual gray	AB
7060	Sherwin Williams	Attitude Gray	AB
6069	Sherwin Williams	French Roast	A
6070	Sherwin Williams	Heron Plume	ABT
6071	Sherwin Williams	Popular Gray	ABT
6072	Sherwin Williams	Versatile Gray	ABT
6073	Sherwin Williams	Perfeect Greige	AB
6074	Sherwin Williams	Spalding gray	AB
6075	Sherwin Williams	Garret Gray	AB
6076	Sherwin Williams	Turkish Coffee	A
6091	Sherwin Williams	Reliable White	ABT
6092	Sherwin Williams	Lightweight Beige	ABT
6093	Sherwin Williams	Familiar Beige	AB
6094	Sherwin Williams	Sensational Sand	AB
6095	Sherwin Williams	Toast	AB

6096	Sherwin Williams	Jute Brown	A
6099	Sherwin Williams	Sand Dollar	ABT
6100	Sherwin Williams	Practical Beige	ABT
6009	Sherwin Williams	Imagine	AB
6011	Sherwin Williams	Chinchilla	AB
6012	Sherwin Williams	Browse Brown	AB
6013	Sherwin Williams	Bitter Chocolate	A
6036	Sherwin Williams	Angora	ABT
6037	Sherwin Williams	Temperate Taupe	AB
6038	Sherwin Williams	Truly Taupe	AB
6039	Sherwin Williams	Poised Taupe	AB
6040	Sherwin Williams	Less Brown	AB
6041	Sherwin Williams	Otter	A
6042	Sherwin Williams	Hush White	ABT
6043	Sherwin Williams	Unfussy Beige	ABT
6045	Sherwin Williams	Emerging Taupe	AB
6047	Sherwin Williams	Hot Cocoa	A
6048	Sherwin Williams	Terra Bun	A
6063	Sherwin Williams	Nice WHite	ABT
6064	Sherwin Williams	Reticence	ABT
6065	Sherwin Williams	Bona Fide Beige	ABT
6066	Sherwin Williams	Sand trap	ABT
6067	Sherwin Williams	Mocha	ABT
7527	Sherwin Williams	Nantucket Dune	ABT
7528	Sherwin Williams	Windsor greige	ABT
7529	Sherwin Williams	Sand Beach	ABT
7530	Sherwin Williams	Barcelona Beige	ABT
7531	Sherwin Williams	Canvas Tan	ABT
7532	Sherwin Williams	Urbam Putty	T
7533	Sherwin Williams	Khaki Shade	ABT
7534	Sherwin Williams	Outerbanks	ABT
7535	Sherwin Williams	Sandy Ridge	ABT
7536	Sherwin Williams	Bittersweet Stem	ABT
7537	Sherwin Williams	Irish Cream	T

7539	Sherwin Williams	Cork Wedge	ABT
7540	Sherwin Williams	Artisan Tan	ABT
7541	Sherwin Williams	Grecian Ivory	T
7543	Sherwin Williams	Avenue tan	ABT
7544	Sherwin Williams	Fenland	ABT
7545	Sherwin Williams	Pier	A
7547	Sherwin Williams	Sandbar	T
7548	Sherwin Williams	Portico	ABT
7550	Sherwin Williams	Resort Tan	ABT
7562	Sherwin Williams	Roman Column	T
7563	Sherwin Williams	Restful White	T
7564	Sherwin Williams	Polar Bear	T
7565	Sherwin Williams	Oyseter Bar	T
7566	Sherwin Williams	Westhighland White	ABT
7567	Sherwin Williams	Natural Tan	ABT
7568	Sherwin Williams	Neutral ground	ABT
7569	Sherwin Williams	Stucco	ABT
7570	Sherwin Williams	Egret White	T
7571	Sherwin Williams	Casa Blanca	T
7634	Sherwin Williams	Pediment	T
7635	Sherwin Williams	Palisade	ABT
7636	Sherwin Williams	Origami White	T
7637	Sherwin Williams	Oyster White	T
7638	Sherwin Williams	Jogging Path	ABT
7639	Sherwin Williams	Ethereal Wood	ABT
7640	Sherwin Williams	Fawn Brindle	ABT
7641	Sherwin Williams	Collonade Gray	ABT
7642	Sherwin Williams	Pavenstone	ABT
7643	Sherwin Williams	Pussywillow	ABT
7644	Sherwin Williams	Gateway Gray	ABT
7645	Sherwin Williams	Thunder Gray	A
7656	Sherwin Williams	Rhinestone	T
7657	Sherwin Williams	Tinsmith	ABT
7658	Sherwin Williams	Gray Clouds	ABT

7659	Sherwin Williams	Gris	ABT
7666	Sherwin Williams	Fleur De Sel	T
7667	Sherwin Williams	Zircon	ABT
7668	Sherwin Williams	March Wind	ABT
7669	Sherwin Williams	Summit Gray	ABT
7670	Sherwin Williams	Gray Shingle	ABT
7671	Sherwin Williams	On The Rocks	T
7672	Sherwin Williams	Knitting Needles	ABT
7673	Sherwin Williams	Pewter Cast	ABT
7674	Sherwin Williams	Peppercorn	A
7675	Sherwin Williams	Sealskin	A
HC-93	Benjamin Moore	Carrington Beige	ABT
OC-125	Benjamin Moore	Moonlight White	ABT
OC-50	Benjamin Moore	November Rain	ABT
SW 6171	Benjamin Moore	Chatroom	ABT
BM 1603	Benjamin Moore	Graphite	A
OC-25	Benjamin Moore	Cloud Cover	ABT
OC-141	Benjamin Moore	Chine White	ABT
OC-45	Benjamin Moore	Swiss Coffee	ABT
SW 6257	Benjamin Moore	Gibraltar	A
SW 7063	Benjamin Moore	Nebulous White	A
SW 7074	Benjamin Moore	Software	ABT
SW 7076	Benjamin Moore	Cyberspace	A
SW 7743	Benjamin Moore	Mountain Road	A
SW 0055	Benjamin Moore	Light French Gray	ABT
SW 2819	Benjamin Moore	Downing Slate	A
SW 6212	Benjamin Moore	Quietude	A
PPG 1025-3	Benjamin Moore	Whiskers	ABT
PPG 1001-1	Benjamin Moore	Delicate White	ABT
PPG 1041-7	Benjamin Moore	Cavalry	A
AF-480	Benjamin Moore	Boreal Forest	A
HC-101	Benjamin Moore	Hampshire Gray	ABT
HC-104	Benjamin Moore	Copley Gray	ABT
HC-172	Benjamin Moore	Revere Pewter	ABT

These Colors has been approved by the HOA Architectural Committee. To request any additional color will require a \$250 request fee

Roof Replacement Guide:

The Deed Restrictions for LionsGate specifically indicate the composition shingle “style” and “color” that is allowed. 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:

Manufacturer	Material	Approved Color
Any	Tile	Submit for Approval
DaVinci	Valore Slate	BrownStone
CertanTeed	Presidential Shake TL	Classic Weathered Wood
CertanTeed	Presidential Shake IR	Weathered Wood
CertanTeed	Grand Manor	Gatehouse Slate
CertanTeed	Grand Manor	StoneGate Grey
CertanTeed	Grand Manor	Weathered Wood
GAF	Grand Sequoia Armored Shield	Weathered Wood
GAF	Woodland	Cedarwood Abbey
GAF	Camelot 2	Weathered Timber
Decra XD Shake	Stone Coated Steel	Antique Chestnut
Decra XD Shake	Stone Coated Steel	Pinnacle Grey
Decra Shake	Stone Coated Steel	Weathered Timber

*Approval is required for all roofs, including when using the above selections

Variation In Approvals:

Owners understand, acknowledge and agree that opinions on aesthetic matters, as well as interpretation and application of review standards and conditions contained in this article, will vary. Accordingly, it is not always possible to identify objectionable features until work is completed, in which case it may be reasonable to require changes to the improvements involved, by the arc/board may refuse to approve similar proposals in the future. Approval, if applications or any other matter requiring approval, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar applications, plans, specifications, or other matters subsequently or additionally submitted for approval.

Restricted Lots:

*The following lots have additional restrictions on their lot, including views, fences, and restrictions on the ability of what can be done to the exterior of the home and built on the lot.

Lionsgate By the Park - 9,10,29 through 34, 45.

Lionsgate By the Lake - 1 through 7, 51 through 57, 60, 61, 63, 64, 72, 73, 76, 77, 81.

Lionsgate By the Green - No lots listed.

Southlake - 29, 30, 32 thru 38, 40 thru 45, 1, 2, 46 thru 50, 64.

1 thru 39, 58 thru 81 associated with sprinkler systems.

WatersEdge - 1, 2, 15, 16, 41 through 46.

Villas - 1 through 39 with no fences allowed.

LionsGate Area Homes Association, Inc.
Architectural Control
Agreement Form

It is my understanding that my neighbor _____

who lives at _____ is planning to install a hot
tub/play, set/swimming pool/fence on their lot.

I live at: _____ and have been informed of their plans. I also
understand that if I have any concerns about this project, I should contact a member of the LionsGate Area Homes
Association Architectural Review Committee or submit concerns via eNeighbors utilizing the Homeowner Feedback
Form under Forms titled "Assistance, Feedback, or Questions".

Signature

Date