

April 21, 2023

To: Lionsgate Homeowners

From: The Architectural and Compliance Committee

Subject: Compliance Review

Since our last review in 2022, many of you have done a great deal of work and we thank you for it. Keeping our places well maintained is one of the features we think everyone here appreciates. There are still a handful of folks that have outstanding issues.

The Compliance Committee will begin their inspection in May. The review team has five volunteers doing the inspections. They are always looking for more volunteers. Please consider joining the Committee. It is a good way to meet your neighbors and help keep Lionsgate looking great.

Some of the most common violations are:

- Power Wash the homes, drives and sidewalks.
- Weeds in landscaping and growing in and under decking.
- Lack of lattice/shirting around deck need to paint/stain decking materials. **“Lionsgate” exterior color** paint is available at Sherwin Williams. Ask for **Lionsgate Grey** listed under our Lionsgate HOA account.
- Vinyl Siding repairs – Kaycan 16 **“Prestige Beige”** available at Kaycan Vinyl Siding, 40K E 9 1/2 Mile Rd, Pensacola, FL 32534 (850) 475-0462.
- Decking repairs- The approved Composite decking is Trex Enhance Naturals color in **Rocky Harbor** <https://www.lowes.com/pd/Trex-Enhance-Naturals-16-ft-Rocky-Harbor-Composite-Deck-Board/1000865004>. Wood decking is also acceptable.
- Hurricane shutters are allowed to remain during hurricane season June 1 to November 30th and must be removed after November 30th.
- Garbage cans are to be stored between pick up days.
- Carriage light bulbs are required to be “White” or “Clear” and consistent with the original design. Blinking colored bulbs in the outside carriage lights have not been approved by LGHOA Board of Directors. Please remove.

Recommendations

- Fireplaces- the board recommends all owners have their fireplace/chimney cleaned as the build-up of soot can be a fire hazard.

- Retention wall maintenance is each unit owner's responsibility. You may want to work with your adjoining neighbor(s) on seawall (bulkhead) repairs.

Also, the Board would like to remind everyone of Article 5. "Architectural Control" in the Declaration of Convents, Conditions, and Restrictions. "No building, fence, wall or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by any architectural committee appointed by the Board..."

We truly appreciate the proactive approach that so many of you take year-round.

Thank you.

Lionsgate Architectural Compliance