

Lionsgate Specifications for Exterior Maintenance and Repair

MILDEW AND MOLD:

Each year our homes accumulate green mildew or algae on the outside siding, sidewalks, driveways and decks. A pressure washer is the best way to clean these areas, and if you don't want to purchase your own, there are several local small companies that are ready to assist Lionsgate homeowners for a reasonable fee. When cleaning outside please keep in mind, if toxic liquids are used, such as chlorine bleach, they can kill your plants and grass and seep into our surrounding waterway affecting the wildlife. There are products available you can use that are effective for cleaning that are also safe for plants and animals. They can be found online or at any local hardware store.

SIDING:

The homes in Lionsgate have either Vinyl or Hardy Board siding, both with a 4" lap. Vinyl: Kaycan 16 'Prestige Beige' 4" lap, available at ABC Supply, 40K East 91/2 Mile Rd, Pensacola, 32534. (850)475-0462

ROOFING SHINGLES:

Tamko Heritage 30 'Weathered Wood' available at Gulf Eagle Supply, 831 Lookout Dr, Pensacola, 32505 (850)438-1129

DECKING:

Wood decking painted with the **Sherwin Williams SuperDeck Lionsgate** paint or as an alternative - Trex Enhance Naturals in 16ft. Rocky Harbor Composite Deck Board 1000865004 found at Lowes.

CARRIAGE LIGHT FIXTURES:

The exterior home carriage style light fixtures can be ordered from Lowes and various on-line retailers. Search for Progress Lighting P6616-20 Burlington Collection Two-Light Med Wall Lantern in Oil Rubbed Bronze.

DRIVEWAYS

All driveways must be concrete, natural or driveway pavers. There are two pavers that the HOA Board has approved that are similar in style and color. Belgard – Appian Stone Pavers, Amaretto, 2-piece and Tremron–Olde Town, Sand Dune, 3-piece pillow top.

EXTERIOR PAINT COLOR:

The paint is available at Sherwin Williams located on East Hwy 98 in Gulf Breeze. There are two types of paints that can be used, one for decking and one for vinyl. Ask for the Lionsgate Neighborhood paint as follows: SuperDeck Exterior Deck Stain for wood and "Latitude Exterior Acrylic Latex" for vinyl, using the Deep Base not the White Base.

