

**LIONS GATE HOMEOWNERS ASSOCIATION
OF ST. AUGUSTINE
APPROVED STANDARDS AND GUIDELINES OF**

THE ARCHITECTURAL REVIEW COMMITTEE

Revised/Updated & Approved by Lions Gate BOD on February 6, 2020

THE DECLARATION OF COVENANTS AND RESTRICTIONS for Lions Gate of St. Augustine (“Lions Gate”) f/k/a Seagate Woods, as amended (“Declaration”), grants the Architectural Control Committee n/k/a the Architectural Review Committee (“ARC”) the powers and duties to draft and adopt architectural criteria, standards and guidelines relative to architectural styles or details as it may consider necessary or appropriate. (Declaration Article III, Section 3.2).

The following Standards and Guidelines have been adopted by ARC and approved by the Board of Directors of the Association.

Application to ARC - Only an Owner of record may apply to ARC for any changes or additions to the Owner’s lot or structures thereon. **TWO (2) copies of each Application MUST be submitted on the ARC approved Application form (“Application”) together with all necessary documents, as listed on the Application. Blank applications forms are available at the regular meetings of the ARC and HOA or by calling the chairperson of the ARC.**

1. Exterior Additions or Enclosures

Prior approval of ARC is required for the construction of any and all additions and enclosures on a lot, including but not limited to patios, porches and in—ground pools, attached or unattached permanent structure; An approved addition or enclosure must be completed Within six (6) months from the date of commencement of the construction. (Declaration Article III, Sections 3.1, 3.2; Article IV Section 4.25).

2. Rain Gutters

No approval by ARC is required for the installation of rain gutters. The location of the rain gutters and downspouts are to be determined by the installer who has the necessary materials and expertise to insure the most effective installation of the gutters.

3. Exterior of Home and Garage

Any repainting or refinishing of the exterior of any house or garage must be consistent with the existing materials and colors. **The proposed base color for the house and the proposed contrasting color for the stucco trim must adhere to the original color scheme. Any color change to the house MUST have the PRIOR APPROVAL of the ARC by submitting an Application with the required information, including samples of the proposed colors. Garage doors may be painted a solid color. However, the color MUST be approved by the ARC if it differs from the base or trim color of the house. Garage window frames may remain white.**

4. Exterior Doors and Door Colors

NO approval by ARC is required for changing the colors of the existing exterior door as long as the new color will be a solid color. No approval by ARC is required for the installation of a white screen or storm door, either full panel view or divided view.

Prior ARC approval is required for the installation of a new exterior door if the style of the door differs from the existing door.

5. Driveways and front walkways

No approval by ARC is required for staining a driveway and/or front walkway as long as it coincides with colors presently used in the community.

No approval by ARC is required for the installation of pavers on driveways and/or front walkways as long as the colors coincides with those presently used in the community. Any new colors must be approved by the ARC.

6. Hurricane Storm Panels

The Association and ARC acknowledge that the Lions Gate community is located in an area that may be impacted by tropical storms and hurricanes, and that homeowners may want to install protective window/door coverings, such as hurricane panels. It is strongly recommended that commercially manufactured hurricane panels be used only during hurricane season and be removed as soon as possible after a storm has passed or at the end of the hurricane season. Plywood window/door coverings may be installed when a tropical storm/ hurricane warning has been issued and **should be** removed as soon as possible **within two weeks** after the storm has passed.

7. Landscaping

a. **Changes to Existing Landscaping Footprint** - Any change to the existing landscaping footprint requires prior approval of ARC by submitting an Application with a diagram showing the location of the proposed changes. (Declaration Article III, Section 3.22)

b. **Dead plants/shrubs.** Any and all dead plants and shrubs should be removed as soon as possible. ARC strongly recommends that if the dead plants or shrubs will not be replaced, the area of the plant/shrub removal should be covered in mulch as soon as possible.

c. **Mulching.** It is strongly recommended that mulch be placed in planting beds to preserve the character of the community and deter weeds. All mulching materials are acceptable, except for lava rock, stones and shells because they may cause injury or damage from lawn equipment.

d. **Edging.** It is strongly recommended that edging around the perimeter of any planting bed be installed in order to define the location of the bed from the lawn/grass areas to facilitate trimming of those areas. Any black vinyl edging should be replaced if torn, broken or out of the ground. Concrete edging including pavers should be installed firmly in the ground.

e. **Seasonal Plantings.** Seasonal plantings, including annuals, do not require ARC approval.

f. **Changes within existing planting beds.** Homeowners wishing to change or update their planting beds do not have to apply to the ARC for changes provided the new plantings are Florida Friendly and the footprint of the bed will not be altered. **Adopted by the Board of Directors on October 5, 2017.**

8. Trees.

The entire newly adopted Oak Tree Policy is below for inclusion in the ARC Standards & Guidelines

Lions Gate HOA Oak Tree Policy

Tree Trimming:

- The Association will continue to bear the cost and responsibility for the trimming/pruning of the oak trees planted by the developer in front yards on a three-year cycle with a tree service of their choosing.
- The individual homeowner is free to additionally trim the oak trees that are located on their property as defined in the resolution with a tree service of their choosing.

Tree Removal for Oak trees planted by the developer:

Lions Gate HOA Responsibility:

The Lions Gate HOA, once notified, will continue to be responsible for applying to the City of St. Augustine for permission to remove and clean-up from an Oak tree located at the front of each property with a tree service of their choosing when the following instances occur:

- Terminal disease of the tree as determined by a certified arborist.
- Compromise of the structural integrity of city water lines or irrigation system piping caused by the roots of said trees and as determined by the City of St Augustine public works inspector and with recommendation from the current irrigation supervisor of our landscaping company.
- Structural damage to the integrity of a driveway, road, or curb caused by the roots of said trees as determined by a certifies arborist.
- Storm damage to said trees covered by Homeowners insurance. The Lions Gate HOA will reimburse the homeowner the cost of any insurance deductible the homeowner may incur.
- Said tree is a proven danger to persons or property.

The Lions Gate HOA **will be responsible** for any damage that may occur during the tree/stump removal in the above instances.

Private Homeowners Responsibility:

- If an individual homeowner, for any other reason, wants to remove an oak tree located on their property defined in the resolution, they will be responsible for gaining approval from the Lions Gate ARC, applying to the City of St. Augustine for permission, and will bear the cost of removal and clean up with a tree service of their choosing.

The Lions Gate HOA will **not be responsible** for any damage that may occur during the tree/stump removal in the above case. This will be the sole responsibility of the individual home owner.

Policy adopted by Board of Directors – 11/7/2019

New Trees

ARC approval of the planting of any new tree is required to ensure that the location of the new tree will not interfere with **irrigation, easements** or adversely affect the character of the community. The Application to ARC must include a survey showing the proposed location of the tree. Any tree that has an invasive root system, including but not limited to Live Oak, Magnolia, and Maple, will not be approved by ARC because of the potential property damage the root system may cause,

Damaged Trees and Branches. Any trees damaged or destroyed due to storms should be removed as soon as possible **and do not require approval.**

9. Exterior Lighting. All new exterior lighting must be approved by ARC prior to installation **with the following exceptions:**

- a. **Carriage Lighting.** The ARC will pre-approve the installation of Carriage Lights in the front of garages, providing they comply with the character of those already installed in the community. **Adopted by the Board of Directors on May 2, 2019.**
- b. **Walkway Lighting.** The ARC will pre-approve the installation of walkway lighting, either solar or hard wired. (Declaration IV, Section 4.30) **Replacement of said lighting does not need approval.**

10. Signage. No sign of any kind, including political or decorative, shall be displayed on any Lot, garage door or front windows of homes. ARC has approved blue and white signs for use as "For Sale" or "For Rent" signs that must be erected only with the approved signposts. Signposts are available from the Association. (Declaration Article IV, Section 4.13).

11. Decorative Items.

a. Decorative items including but not limited to statues, gates, rocks, planters, birdbaths and other ornamental accessories must be approved by ARC prior to installation. Bird feeders that hang from trees located on the lot do not require approval from ARC. No Decorative Items may be hung from the Oak Trees located in the **easements** as noted in Paragraph 8 a. above. (Declaration Article IV, Section 4.29).

b. **Temporary Seasonal Sports Decorations** - Decorations including but not limited to flags, banners, etc., may be installed on the day **prior** to the game and must be removed the day **following** the game.

c. **Garden Flags** Garden flags do not need ARC approval prior to placement in a planting bed. Only one garden flag on the front property is allowed.

12. Exterior Holiday Lighting and Decorations

- a. The ARC has approved the use of exterior lighting and decorations for the Christmas season from **Thanksgiving Day through January 15.** Entrance and Clubhouse Lighting may coincide with the City of St. Augustine "Nights of Lights" time frame. (per BOD 12/6/2018)
- b. The ARC has approved the use of exterior lighting and decorations for all other holidays from two (2) weeks prior to the holiday to be removed promptly the day after the holiday.

- c. Fall decorations may be displayed in planting beds beginning Labor Day and shall be removed no later than November 30th.

13. Basketball backboards and nets.

All basketball backboards and nets must be approved by ARC prior to installation. (Declaration Article IV, Section 4.26). The ARC has the option of denying placement of a backboard or net based on the aesthetics of the community. Portable basketball hoops MUST be put away in the garage when not in use. (Declaration Article III, Section 3, numbers 3 & 4. In addition, Article IV, Section 4.10 which addresses noise, MUST be followed and shall comply with the City of St. Augustine noise ordinance. Use of BB hoops shall be restricted to no later than 10 PM Sunday thru Thursday and 11 PM Friday and Saturday (per City of St. Augustine Noise Ordinance).

14. Satellite dish and TV Antennas.

Any satellite dish or TV antenna installed by a telecommunication company for service to any home does not require approval from ARC based upon the use of standard and necessary equipment by these companies.

15. Fences

No wall, fence or hedge shall be erected, placed, maintained or permitted to remain upon any Lot unless and until the height, type, location, size or construction thereof have been approved by ARC. The application to ARC for approval must include a survey of the lot showing the location of the proposed fence or wall, along with the dimensions and materials for placement.

16. Roofs and Solar Panels

a. Roofs. The repair or replacement of a roof or a portion of a roof does not require prior approval from the ARC as long as the roof will be replaced or repaired using the same or similar materials and color. In addition, pre-approved color choices are available from the ARC Chairperson for you to view.

b. Solar Panels. The Association and ARC acknowledge that the use of solar panels is increasing due to an attempt to conserve energy and costs. The installation of solar panels requires ARC prior approval to ensure that the solar panels will not significantly affect the architectural character of the community.

17. Mailboxes.

All Mailboxes shall be uniform, designed and constructed in accordance with specifications as determined by the Committee. (Declaration Article IV, Section 4.19)

18. Violations and Fines.

A violation of the Declaration as amended and any published rules and regulations of the Association, including Standards and Guidelines adopted by ARC and approved by the Association, by any Owner, or any Tenant of Owner, may result in the levy of fines by the Association against the Owner in an amount up to \$50 per violation, per day to a maximum of \$500.