



LIONSGATE  
COMMUNITY ASSOCIATION

**LIONSGATE  
ATHLETIC CLUB  
COMMUNITY  
GUIDELINES**

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# LIONSGATE

COMMUNITY ASSOCIATION

## **AMENITIES GUIDELINES**

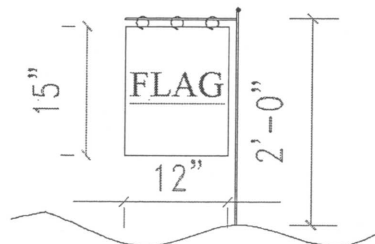
### *Playground, walking trail, and parks*

1. Only residents, members and their guest are permitted to use the amenities.
2. Amenity ID cards are required.
3. Roller blades, roller skates, skateboards, bicycles, etc. are permitted in designated areas only and are always banned from use in front of downtown businesses.
4. Defacing the equipment by writing, painting or cutting with a knife or similar instrument will be considered vandalism and is not permitted.
5. Children 8 years old and younger must be accompanied by a parent or guardian when playing on the equipment, at the lake, on walking trails, or in a location where supervision is needed.
6. Rough play, foul and abusive language is prohibited.
7. Play is at your own risk
8. Play is permitted from 8:00am to dusk
9. The playground equipment is designed for children 12 years and younger
10. No motorized vehicles allowed on walking trails
11. Keep to the right of oncoming traffic on walking trails
12. Scooters, bikes, and other equipment with wheels should not exceed 10 mph on the walking trails
13. No cutting through yards to access walking trails or other amenities
14. If you see misuse of the walking trails or Amenities, please report it to your Community Manger's office.
15. Litter and trash need to be cleaned up and deposited in containers provided
16. Walking trails and amenities are within The Town of Clayton, and fall under the Town's Animal Control Guidelines and all animals must be on a leash at all times when out of the house.
17. Pet owners are responsible for cleaning up after their pets at all times
18. Exceptions to these guidelines will not be tolerated and violators will be asked to leave the premises or fined. If cooperation is not forthcoming, the proper authorities will be called for enforcement.



## DECORATIVE FLAG GUIDELINES

1. Flags must be mounted on the house or structure and attached to the house with an appropriate flag holder.
2. The American Flag may be flown at all times
3. No flag over the size of 3' x 5' will be allowed
4. Flags deemed by the ARC or the Board of Directors to be "in poor taste" or tattered will not be permitted
5. Flag Poles are not permitted on residential properties.
6. Flags may not be attached to trees
7. Flags may reflect the season or be golfing related. For example Spring, Summer, Fall, Christmas, Easter etc.
8. Special occasion flags such as Birthdays, or the birth of a child, will be permitted for a maximum of 2 weeks.
9. Spirit Flags that represent schools, clubs, teams or symbols of such will be permitted as long as they meet the guidelines.
10. Two flags per resident are permitted, with one being on the front side of the residence, and the other being on the rear of the residence.
11. If existing flags do not comply with these guidelines, the owner will be notified and expected to comply or remove their flag. Failure to do so will result in a Covenant Violation notice and possible fines.
12. In addition one small decorative flag may be placed in the yard not standing more than 2 feet tall with actual flag dimensions not exceeding 12"x15". See diagram below.







**LIONSGATE**  
COMMUNITY ASSOCIATION

**SWING SET GUIDELINES**

**(NO SWING SETS ALLOWED IN THE ALLEYWAY PRODUCTS)**

1. The Architectural Review Committee (ARC) must approve all swing set designs and location prior to installation
2. All swing sets throughout the Liongate community must be made of wood. The wood can remain in its natural state or be stained
3. Accessory items, such as seats and or slides may be made of plastic and may vary in color.
4. When submitting an ARC application you must attach a drawing of your lot and the location you are planning on putting the swing. A picture of the type and style of swing should be included.
5. No swing set is permitted in any of the alley ways or product yards.
6. Construction may not occur until applicant has received written approval from the ARC.



**LIONSGATE**  
COMMUNITY ASSOCIATION

**SATELLITE DISH GUIDELINES**

*(Refer to Exhibit "C", 2v, and 2w – Initial Use and Restrictions and Rules in back of Covenants)*

1. All requests for the installation of Satellite Dishes must be submitted in writing to the Architectural Review Committee (ARC).
2. Satellite Dishes shall not exceed 40 inches in diameter
3. Satellite Dishes need to be located in the side or rear yard and attached to the house.
4. A variance from the Architectural Review Committee (ARC) must occur in writing if the dish is to be placed in the side or rear yard. If the ARC approves a variance then screening with lattice or landscaping will be necessary.
5. Residents must present a sketch to indicate where the dish is to be located and if it is to be screened, indicate the type of screening
6. Installation may not occur until applicant has received written approval from the ARC.



## **YARD SALE & ESTATE SALE GUIDELINES**

In order to preserve and protect the desirability and attractiveness of Lionsgate home sites and to preserve the harmony within Lionsgate, the Lionsgate board of directors has approved the following regulations for yard sales and estate sales.

### **YARD SALES**

1. Single or Individual yard sales are not allowed. Yard Sales must occur by neighborhoods or the community as a whole.
2. Yard Sale signs must be in accordance with the Signage Guideline
3. Yard sales may only occur once a year per neighborhood.
4. Approval for yard sales must go through the neighborhood Representative or the Homeowners Association Office.
5. One person or committee in a neighborhood must assume the responsibility of the yard sale. That person is responsible for getting flyers to the homeowners in the neighborhood and they are also responsible for placing the yard sale signs and also removing them within 24 hours after the yard sale is over.
6. A yard sale form is attached and must be completed and returned to the Homeowners Association Office 30 days in advance.
7. If guidelines are not followed (such as individual yard sale, not taking the signs down, etc.) an assessment of \$25.00 per day, will be imposed.

### **ESTATE SALES**

1. No signage (directional, etc.) other than one small professional sign in accordance with the signage guidelines on the front lawn the day of the sale.
2. May only be advertised in the newspaper
3. Estate sale may only run for one day
4. No sale items may be placed outside of the home and the garage door should be kept closed to keep the sale private.
5. Hours of an estate sale can be from 8:00 am until 5:00 pm only
6. Estate Sales may be held only once per resident
7. All estate sales must be approved by the Lionsgate Community Association 15 days in advance.
8. Violations of any of these guidelines will result in a fine of \$25.00 per violation, per day.



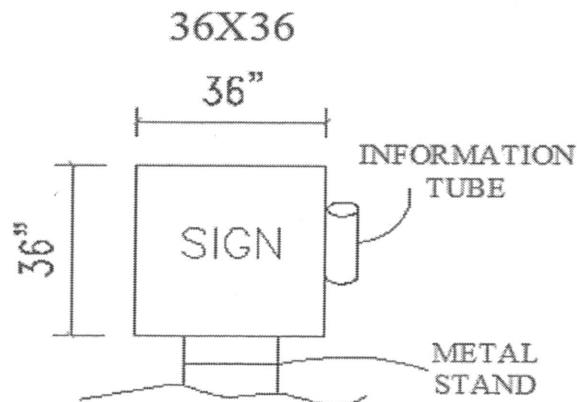
# LIONSGATE

## COMMUNITY ASSOCIATION

### SIGNAGE GUIDELINES

The board of Directors has adopted a policy concerning signage. The guidelines are as follows:

1. If a homeowner hires a professionally license real-estate brokerage firm to sell their home, the firm may use their signage as long as it follows the approved guidelines below. However, the Community Association reserves the right to deny the use of any sign at its sole discretion.
2. All other "For Sale" signs must be ordered through the Community Association. Please see the Community Manager at the Lionsgate Athletic Club to place an order. No handmade signs allowed.
3. No Rental signage allowed.
4. Only one sign per yard. Residents may choose a window sign or a yard sign but not both.
5. "For Sale" signs only shall not exceed a 36" x 36" signage envelope. Within that envelope, core signage and accessory signage must be contained. All signs must be placed on metal stands. (No wood stakes allowed)
6. All other signage (political, open house, etc.) may not exceed 24" x 24" .
7. Signs should be placed approximately no closer than 3 feet from the curb in the front yard and may not be located in the ditch.
8. No signage may be placed in the backyard.
9. The only signage accessories allowed will be a handout dispenser, "SOLD" sign and the Lot # sign. All accessories must be contained within the signage envelope. You may only have one accessory per sign
10. "Open House" signage may be on the lawn the day of the open house and must be removed by 6pm the same day. Open House signage may occur one day per week. No directional signage will be allowed at anytime for resale or rental of a home.
11. Residents should remember that if the signage guidelines are broken, they will be responsible for the fine, not their agent.
12. The first signage violation will be a warning from the HOA. If the violation is not corrected the first fine will be \$25.00, the second fine will be \$40.00, and the third notice will result in legal action in which the resident will be responsible for all attorneys fees as well as fines to the HOA.





## **POLITICAL SIGNAGE GUIDELINES**

*Residents shall be permitted to place signs in their yards endorsing political candidates subject to the following rules:*

1. Such signs shall only set forth the name and political affiliation of a political candidate for office. Such signs shall not contain any political message or positions on any issue. Any signage that advocates or contains such political messages or positions will be subject to removal and fines.
2. Any such sign shall not exceed 24" x 24" and located on a post no taller than 36".
3. Residents shall be permitted to have only one political sign per yard, and must be located in the front yard only. No signage is allowed in the rear of a home for any reason.
4. Political signs shall only be permitted to be placed in a yard no sooner than 30 days prior to a primary or election, or a primary or election run-off.
5. Political signage must be removed within 48 hours after such primary, election, or election or primary run-off.
6. In the event that the above guidelines are not met, the signs will be removed by the Homeowners Association and the homeowner will be fined according to the signage guidelines.



## **LANDSCAPE PLANS SUBMITTAL CHECKLIST**

*(Refer to Article IV- Architecture & Landscaping)*

1. Site Plan with property boundaries and footprints of permanent structures.
2. Project location and owners name listed on all drawings
3. All existing hardwood trees with a diameter of 8" or more or at a height of 3' above grade must be marked on the site plan.
4. A north arrow, drawing scale, sheet number, and date.
5. Planting plan showing locations of proposed and existing plants. Plants should be drawn to scale for the correct size at maturity.
6. Tampering, modifying, or adjusting any existing landscaping, irrigation, or fencing is strictly prohibited without ARC approval.
7. Construction details for all structural elements such as retaining walls, pools, decks, etc must be submitted to the ARC with all details of the project.
8. When submitting your request to the ARC please include 2 sets of plans with all details.
9. Construction may not begin until the applicant has received written approval from the ARC.
10. Alleyway product residents are permitted to landscape the area 3' on either side of the walk in front of the picket fence in the front yard, (see diagram).



# LIONSGATE

## COMMUNITY ASSOCIATION

### FENCE REGULATIONS

*(Refer to Article IV-Architecture & Landscaping, section 4.2 for single family homes only.)*  
**(NON-ALLEYWAY PRODUCTS ONLY)**

In order to preserve and protect the desirability and attractiveness of Lionsgate Athletic Club home sites and to preserve the harmony of external design within Lionsgate, the following regulations, as submitted by the Architectural Review Committee, (ARC), and installation of fences with Lionsgate Athletic Club have been approved by the Lionsgate Athletic Club Association:

1. All requests for the installation of fences must be submitted in writing to the ARC. Applications may be obtained from the Homeowner's Association office, the internet ([www.riverwoodtoday.com](http://www.riverwoodtoday.com)), your community guidelines book, or the athletic club.
2. All requests must contain a plot plan indicating the location and dimensions of the proposed fence. The plot plan must indicate the location of all landscaping. The request must also indicate who is to install the fence. Monitoring of installation may be required by ARC.
3. The homeowner must obtain all necessary building permits from the Town of Clayton and must comply with all applicable Town Regulations. The building permit must be submitted with the request to the ARC. If required by the Town Code, the application shall include a landscaping plan.
4. The fence must be erected directly in the property line or as near as is reasonably possible: subject to landscaping requirements.
5. Upon the building of the Fence, the homeowner automatically enters into an agreement with the Lionsgate Athletic Club to allow adjacent LAC property owners to tie into the fence in the event adjacent property owners construct fences in the future
6. The fence is to be built with unpainted, unstained, treated pine lumber
7. The overall 2 designs and aesthetic appeal of the fence shall conform to the fence drawings shown on the attached page (page 14 of community guidelines). These are, only for the Traditional Garage product homeowners, can only be placed in the rear of the yard, and are the only designs the ARC will accept. **Alley product homeowners cannot add wooden fencing to any portion of their yard.** However, in tying onto an existing fence, the heights must be consistent where the fences meet but may transition in height over a length to be determined by the ARC upon approval. However, garage products homeowners may add rear yard fencing in a configuration that extends out from the rear corners of their home to the property line and encompass their yards along the property line.
8. The fence must comply with the following approved standards:

A.	Height	4' to 5'
B.	Post	4" by 4"
C.	Slats	1" by 4" or 1" by 6"
D.	Space between Post	Not to exceed 8'
E.	Space between Slats	0" to 1"
F.	Horizontal Supports	2" by 4"
G.	Top of Wood Slats	Must be even across & consistent with Topography

9. When landscaping of the fence is required, the landscaping must match what is currently being used in the area. When landscaping is required by the Town of Clayton or the ARC, the shrubs must be a minimum of 3' to 4' in height at the time of planting and planted on 5 foot center.
10. Homeowners assume any and all responsibility for any damages done to existing sprinkler lines as a result of installation of fencing.

11. CONSTRUCTION MAY NOT OCCUR until applicant has received written approval from the ARC.
12. The Lionsgate Athletic Club through the Management Company, reserves the right to inspect the fence to insure that the fence has been constructed in accordance with the approved plan. Deviation from the approved plan will result in the resident being required to bring their fence into compliance with the guidelines. Non compliance may result in a fine.





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# LIONSGATE

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## COMMUNITY ASSOCIATION

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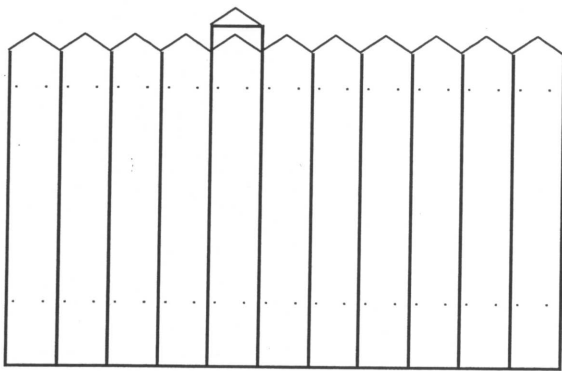
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### Lionsgate Athletic Club Approved Fences

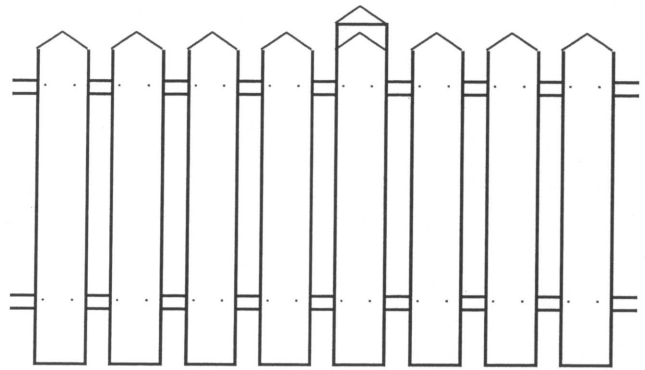
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#### Non-Alleyway Products

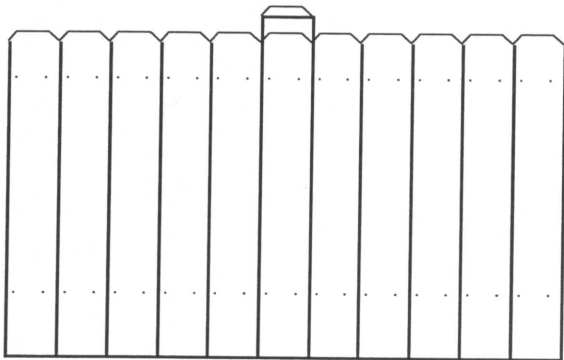
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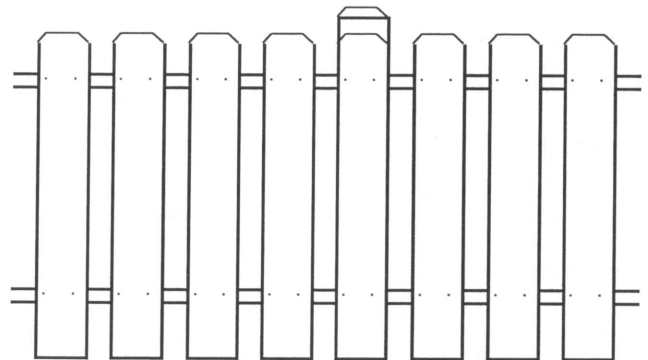
**TYPE A**  
Saw-Tooth Type, 0" Spacing



**TYPE B**  
Saw-Tooth Type, 1" Spacing



**TYPE C**  
Dog-Ear Type, 0" Spacing



**TYPE D**  
Dog-Ear Type, 1" Spacing



# LIONSGATE

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## COMMUNITY ASSOCIATION

### **PRIVACY PARTITION GUIDELINES**

*Garage Product Homes ONLY*

1. Privacy Partitions can only be installed in Garage Product homes within Lionsgate Athletic Club.
2. The only style that has been approved by the Architectural Review Committee is called the "Estate Style" which must match the already existing privacy fence...
3. The partition is to be built with white vinyl fiber composite.
4. The approved height is 6 feet.
5. Privacy partition may be placed no further than 3 feet away from patio/deck.
6. Resident must maintain all areas inside of the fence.



## **DECK REGULATIONS**

*(Refer to Article IV-Architecture and Landscaping)*

**(NON-ALLEYWAY PRODUCTS ONLY)**

1. All requests for the construction of decks will be submitted in writing to the Architecture Review Board.
2. All requests must contain a plot plan indicating the location and dimension of the proposed deck. The plot plan should indicate the location of all landscaping around the structure.
3. Request should contain an elevation sketch indicating height, length, and width dimensions of the proposed deck.
4. The resident must obtain all necessary building permits from the Town of Clayton and comply with all Town regulations. The building permit must be obtained before submitting your request to the Architectural Review Board.
5. There are 2 types of approved material. 1) Pressure treated lumber or 2) The new vinyl composite. The bottom part of the deck must be enclosed with lattice.
6. The deck may remain unpainted and unstained; however, a sealer may be used to protect the lumber or the deck may be painted either the lightest color of your trim, white or stained. All colors are to be approved by the Architectural Review Board.
7. The deck must conform to the overall design and aesthetic appeal within Lionsgate Athletic Club.
8. The Architectural Review Board reserves the right to inspect the deck to insure that the deck has been constructed according to the approved plan. Deviations from the approved plan may result in the deck being dismantled and rebuilt according to the regulations.
9. Construction may not occur until applicant has received written approval from the Architectural Review Board.



## **SCREENED IN PORCH GUIDELINES**

1. All requests for the construction of decks will be submitted in writing to the Architecture Review Board.
2. All requests must contain a plot plan indicating the location and dimension of the proposed screened in porch. The plot plan should indicate the location of all landscaping around the structure.
3. Request should contain an elevation sketch indicating height, length, and width dimensions of the proposed screened in porch.
4. The resident must obtain all necessary building permits from the Town of Clayton and comply with all Town regulations. A Copy of the permit should be submitted with your application. The building permit must be obtained before submitting your request to the Architectural Review Board.
5. The only approved material is pressure treated lumber. Use of lattice under the deck is optional, however if used it must be 6x6 or 4x4.
6. The screened in porch may remain unpainted and unstained; however, a sealer may be used to protect the lumber or the deck may be painted either the lightest color of your trim, white or stained. All colors are to be approved by the Architectural Review Board.
7. The screened in porch must conform to the overall design and aesthetic appeal within the Lionsgate Athletic Club community.
8. The Architectural Review Board reserves the right to inspect the deck to insure that the deck has been constructed according to the approved plan. Deviations from the approved plan may result in the deck being dismantled and rebuilt according to the regulations.
9. Construction may not occur until applicant has received written approval from the Architectural Review Board.



**L I O N S G A T E**  
A F R E D S M I T H C O M M U N I T Y

*UTILITY BUILDING GUIDELINES*

*(Refer to Article IV & Exhibit "C", 2.V. in your Covenants and Initial Use Restrictions and Rules) SINGLE FALMILY ONLY*

1. All requests for the construction of a Utility Building/Garden Shed will be submitted in writing to the ARC (form may be obtained from the Community Manager, via the internet, or at the rear of your guidelines).
2. Residents must submit the dimensions and sketch of the building to be constructed and indicate on the plot survey of the property where the building is going to be located. The Architectural Review Committee (ARC) must approve before construction is to take place.
3. Building material (consisting of siding and roofing material), must be same as the home and painted the same color. Siding must be horizontal, same as on the residence. Shingles must match existing shingles.
4. On the survey, please note the anticipated completion date, subject to approval.
5. Building should be no larger than 10X12, preferably 8X10.
6. CONSTRUCTION MAY NOT OCCUR until applicant has received written approval from the ARC.
7. Complete Application for Architectural Review found in the back of this packet.



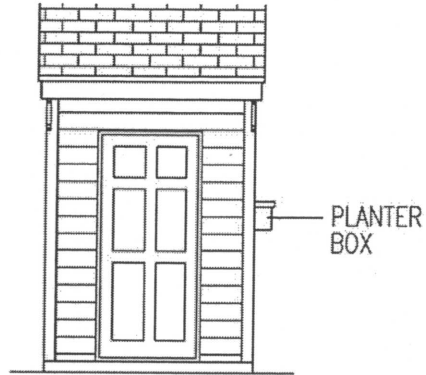
**L I O N S G A T E**  
A F R E D S M I T H C O M M U N I T Y

*STANDARD/CORNER LOT SHEDS*

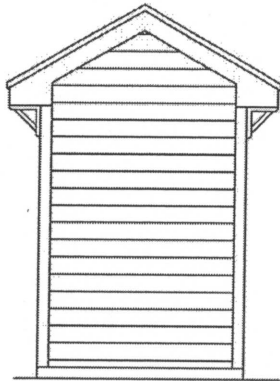
*(Refer to Article IV & Exhibit "C", 2.V. in your Covenants and Initial Use Restrictions and Rules) ALLEY WAY PRODUCT ONLY*

1. All requests for the construction of a Garden Shed will be submitted in writing to the ARC (form may be obtained from the Community Manager, via the internet, or at the rear of your guidelines).
2. Residents must submit the dimensions and sketch of the building to be constructed and indicate on the plot survey of the property where the building is going to be located. The Architectural Review Committee (ARC) must approve before construction is to take place.
3. Building material (consisting of siding and roofing material), must be same as the home and painted the same color. Siding must be horizontal, same as on the residence. Shingles must match existing shingles.
4. On the survey, please note the anticipated completion date, subject to approval.
5. Building can be no larger than 6X6.
6. **Corner/end lot shed must have additional window and window box on exposed side of street, (refer to diagram).**
7. CONSTRUCTION MAY NOT OCCUR until applicant has received written approval from the ARC.
8. Complete Application for Architectural Review found in the back of this packet.

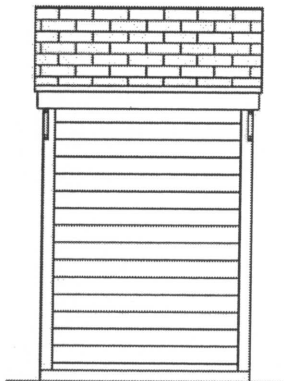
# Standard Garden Shed



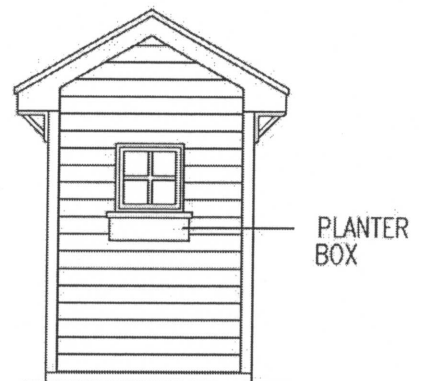
FRONT ELEVATION



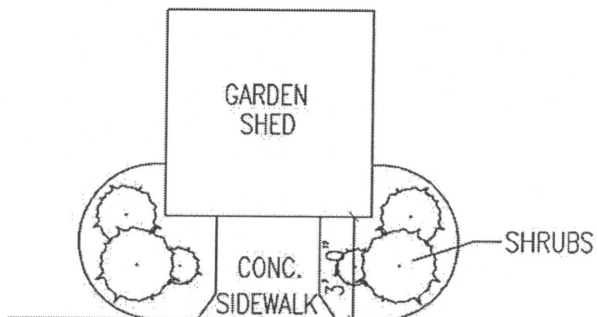
LEFT ELEVATION



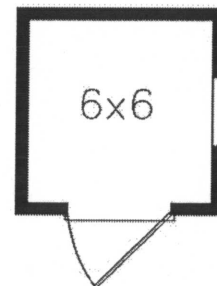
REAR ELEVATION



RIGHT ELEVATION

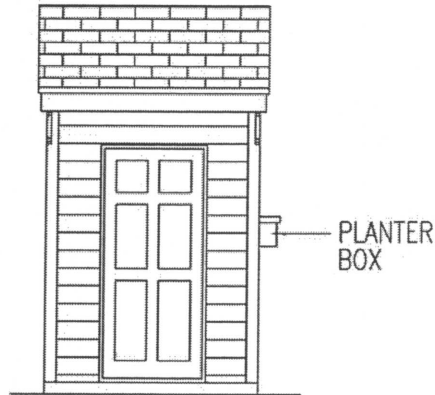


EXISTING DRIVEWAY

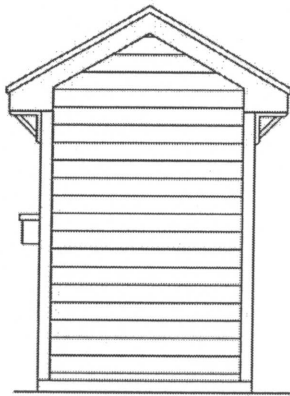


FLOOR PLAN

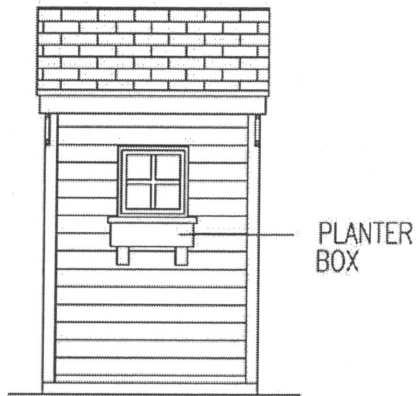
# Corner Lot Garden Shed



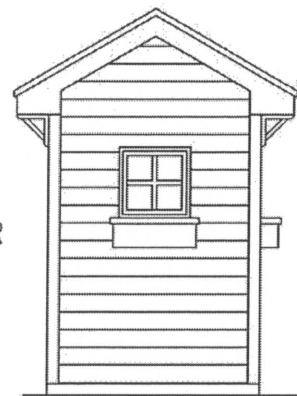
FRONT ELEVATION



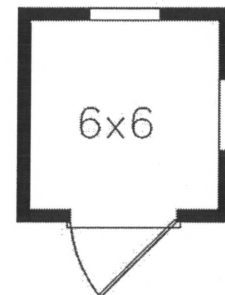
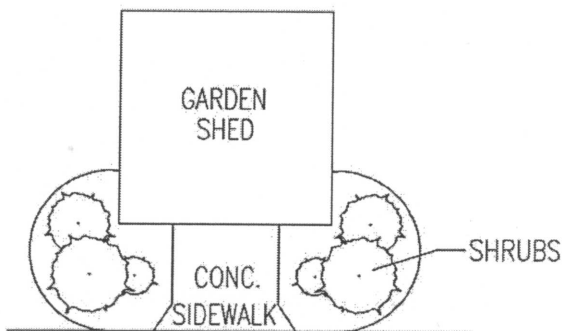
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FLOOR PLAN

EXISTING DRIVEWAY

Revised 6/15/06

[www.riverwoodlife.com](http://www.riverwoodlife.com)



UTILITY ALLEY  
EASEMENT

25'X15' HOA LANDSCAPING  
EASEMENT

3 1/4' FENCED  
PAD FOR GARBAGE  
CAN

STORAGE  
SHED

HVAC  
UNIT

CONC.  
DRIVE

Stamped Concrete on  
Front Sidewalk

Edisto  
F  
Reverse

Patio

ELE.  
METER

3037

No Step Down @ Lot Line

FIRE HYDRANTS TO  
BE STREET SIDE  
OF FENCING

NOTE: PLANT SYMBOLS ON THE  
PAGE ARE FOR DIAGRAM USE ONLY.  
\*\*\* FOR LANDSCAPE SPECIFICATIONS,  
PLEASE REFERENCE LANDSCAPE  
ARCHITECTS PLANS.  
SLA 5/18/06

Typical Alley  
Layout Diagram

FRED SMITH COMPANY  
400 RIVERWOOD DRIVE  
CLAYTON, NC 27520  
(919) 550-8086





# LIONSGATE

## COMMUNITY ASSOCIATION

### **BASKETBALL GOAL GUIDELINES**

- The Architectural Review Committee (ARC) will not approve a basketball goal unless it can be shown that the area proposed for the basketball goal is large enough to assure that your neighbor's yard will not be unduly impacted by the use of the basketball goal. Therefore, you must submit a complete copy of this application to your neighbors on both sides of your home for their signature: however, you do not have to submit copies to your neighbors across the street from your home. Your neighbors on either side must sign the application.
- The owner of the basketball goal is responsible for any physical damage to their neighbor's property caused by the basketball goal. Physical damage to their neighbors' property can lead to the removal of the basketball goal at the owner's expense.
- When seeking approval for a basketball goal, you must indicate where your goal is going to be stationed.
- A basketball goal cannot be placed along the street.
- If portable, the basketball goal must be put away when not in use and it should be placed in an area where it is not in full view.
- A basketball goal cannot be "*homemade.*" The goal must be professionally constructed, painted, and maintained by the owner. The post for the basketball goal should be painted black, white, or some other suitable color. The backboard for the basketball goal should be white, clear, or some other suitable color. You should attach additional pages to your application setting forth all of this information. The basketball goal must be properly maintained and if it is damaged, bent or rusted, the owner must repair the basketball goal immediately.
- By completing this application, you acknowledge your understanding of the above referenced guidelines and you agree, on behalf of all owners of your property and all future owners of your property, that the failure to comply with the above referenced guidelines as well as the following additional guidelines will result in the removal of the basketball goal at the owner's expense.
- The owner is responsible for insuring that people using the basketball goal behave in such a manner that all neighbors are not disturbed by the use of the basketball goal. Loud noises, such as screaming and music, will not be tolerated.
- The Architectural Review Board (ARB) may, from time to time, amend these guidelines. By completing this application, the owner accepts the fact that the guidelines may be amended and agrees to maintain the basketball goal in accordance with any amendment to these guidelines as adopted by the Lionsgate Athletic Club Community Association Board of Directors.
- By completing this application, the owner acknowledges that the obtaining of a basketball goal is merely a "temporary" privilege granted to the owner by the Lionsgate Athletic Club Community Association, which can be revoked at any time, with or without cause, by the Lionsgate Athletic Club Community Association Board of Directors.
- By approving the use of a basketball goal, the Lionsgate Athletic Club Community Association Board of Directors and ARC does not accept any responsibility whatsoever with regard to the basketball goal.



# LIONSGATE

## COMMUNITY ASSOCIATION

### PARKING GUIDELINES

(Exhibit "C", 2a. – Initial Use Restrictions and Rules in back of Covenants)

1. **RULE:** Vehicles shall be parked only in the garages or in the driveways, if any, serving the Units; however, on-street parking is permitted for vehicles owned by guests of an owner living within Lionsgate Athletic Club. An owner living within Lionsgate Athletic Club must use reasonable efforts to park the vehicles owned by guests of that owner in the garage or driveway of that owner. Parking in the alley is strictly prohibited with the exception that Alleyway product residents are permitted to have their guest park on the alley side of the street only.
2. **SANCTIONS:** If an owner is found to be in violation of the rule stated in Section 1, the Board of Directors for the Lionsgate Athletic Club Association shall impose the following sanctions upon the owner living within Lionsgate Athletic Club:
  - a. **First Violation:** \$25.00 monetary fine;
  - b. **Second Violation:** \$40.00 monetary fine;
  - c. **Third or subsequent violation:** Subject to review by the Board of Directors for Lionsgate Athletic Club with possible sanctions to include monetary fines, suspension of an owner's right to use the Common Areas, towing of the vehicle, and/or other sanctions allowed by the Declaration of Covenants, Conditions, and Restrictions for Lionsgate Athletic Club.
3. **ENFORCEMENT:** An owner living within Lionsgate Athletic Club shall be given notice of an alleged violation of the rule stated in Section 1 herein above for Lionsgate Athletic Club by any agent or employee of the Lionsgate Athletic Club Association (including but not limited to any owner living within Lionsgate Athletic Club) through the notice for improperly parked vehicle attached hereto as Exhibit A.
4. **IMPOSITION OF SANCTION AND HEARING:** The owner living at the address listed within the notice referenced in paragraph 4 herein shall be sanctioned unless that owner presents a written request to the Board of Directors for a hearing with regard to this alleged violation within ten (10) days of the date listed within the notice referenced in paragraph 4 herein. If the written request for a hearing sets forth facts which convince the Board of Directors or their designated agent that the owner was not in violation of the rule set for this in Section 1 herein, the owner will not be sanctioned and no notice of hearing will be issued; however, if the written request for a hearing does not set forth facts which convince the Board of Directors or their designated agent that the Owner was not in violation of the rule set forth in Section 1 herein, a notice of hearing will be issued at which time the owner will have a reasonable opportunity to be heard with regard to the alleged violation. If the owner living at the address listed within the notice referenced in Section 1 herein fails to submit a written request for a hearing or if, after that hearing, the Board of Directors for Lionsgate Athletic Club determines that the owner was in violation of the rule set forth in Section herein, the following sanctions shall be imposed by the Board of Directors or their designated agent which (if applicable) shall constitute a lien upon the property of the violating owner listed in section 2.
5. **APPEAL:** An owner sanctioned by the Board of Directors or sanctioned after failing to submit a written request for a hearing in accordance with these rules and regulations, shall have a right to appeal the decision of the Board of Directors in accordance with the By-laws of the Lionsgate Athletic Club; however, this right to appeal a sanction after an owner fails to submit a written request for a hearing in accordance with these rules and regulations does not in any way limit any right of the Lionsgate Athletic Club Association.

6. **LIMITATION OF RIGHTS:** These rules and regulations relating to parking on the street within Lionsgate Athletic Club do not in any way limit the rights of the Lionsgate Athletic Club Association as stated in the By-Laws of Lionsgate Athletic Club.



**LIONSGATE**  
COMMUNITY ASSOCIATION

## **TRASH CONTAINER GUIDELINES**

1. All residents are required to screen their trash can from view of the road and adjacent properties or stored in an approved location.
2. You may place your trash can in your garage.
3. You may create a lattice screening on the side or rear of your home by submitting an application to the ARC for approval.
4. Screening must be painted white or the color of the exterior trim. If the enclosure is located next to the deck or screened in porch and the deck or porch is a natural wood color, the screening may be left natural.
5. You may place container behind your house in a location that is not viewable from the street, unless you are located on the golf course.
6. All trash containers must be removed from the street within 24 hours of trash pick up.



RIVERWOOD GOLF & ATHLETIC CLUB  
*at* LIONSGATE  
 COMMUNITY ASSOCIATION

APPLICATION FOR  
 ARCHITECTURAL  
 REVIEW

Name of Homeowner: \_\_\_\_\_ Home Phone #: \_\_\_\_\_  
 Address: \_\_\_\_\_ Other phone #: \_\_\_\_\_  
 Location of Improvement on Lot: \_\_\_\_\_ Email Address \_\_\_\_\_

\*If you are an agent submitting on behalf of the owner, please complete the following:

Agents Name: \_\_\_\_\_ Company Name: \_\_\_\_\_  
 Type of Agent: \_\_\_\_\_ Contact Numbers: \_\_\_\_\_

**Basketball and Trampoline Neighbor Approval**

Location of Basketball Goal or Trampoline: \_\_\_\_\_ Permanent  Portable

Left side Neighbor: \_\_\_\_\_ Right side Neighbor: \_\_\_\_\_

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

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

In accordance with the Declaration of Covenants, Conditions, and Restrictions and Design Guidelines, application hereby made for review and approval of the following described improvements.

*(Provide a description of your improvement below, continue on another sheet of paper if needed.)*

\_\_\_\_\_  
 \_\_\_\_\_

In addition to this application the following items are required for submittal:

- a. One Set of Plans: The plans will need to show the following (where applicable) - site plan, floor plan, exterior elevations, roof design, exterior materials and finishes, landscaping plan and such other items as may be needed to reflect the character and dimensions of the improvements.
- b. Summary: Written statement summarizing setback, height and square footage of proposed construction, how these numbers compare with the requirements, and whether any variance request are made.

It is hereby understood and agreed that approval of this application by a reviewer does not constitute approval as to compliance with applicable North Carolina law or Town of Clayton ordinances.

Signature of Owner / Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**\* Mail or bring Application to Lionsgate Athletic Club 110 Middleton Drive, Clayton NC 27520**

*The application process may take up to 45 days. If the application is incomplete, the reviewer will notify the applicant as to the needed documents and the application will not be further considered until receipt of these materials.*

**FOR COMMUNITY ASSOCIATION OFFICE USE ONLY**

Received by Community Manager Date: \_\_\_\_\_ Signed \_\_\_\_\_

Received by Cenral Office Date: \_\_\_\_\_ Signed \_\_\_\_\_

Reviwed By:

ARB Board  Approved as noted (See Notes)  Disapproved Signed \_\_\_\_\_

**IF APPLICABLE**

Developer  Approved as noted (See Notes)  Disapproved Signed \_\_\_\_\_

Golf Committee  Approved as noted (See Notes)  Disapproved Signed \_\_\_\_\_