

**LIONS GATE
PROPERTY OWNERS ASSOCIATION
5051 S. National Avenue, Bldg. 5-100
Springfield, MO 65810
Phone 417.889.4300**

BUILDING STANDARDS

I. Minimum square footage in living area

- A. One level – 1,550
- B. Two levels – 1,500 first floor, 2,000 total
- C. Three levels – 1,500 first floor, 2,000 total first and second floor, plus basement

II. Exterior

- A. In keeping with the top subdivisions in Springfield, such as Stone Meadow, Ironbridge, Wild Horse and The Lakes at Wild Horse, it is expected that most homes will be brick. Areas that are difficult to brick, such as cantilevered or boxed out areas, bay windows, dormers, kitchen window boxes, areas above the garage door, and gable ends, may be stucco, concrete siding, or vinyl siding.
- B. To develop a truly distinctive community, the Architectural Control Committee will encourage a variety of home designs, which will be approved on a case by case basis, with consideration given to design, exterior appearance, the use of appropriate materials, attention to detail, and commitment to quality.
- C. The finished floor and garage floor elevation of the main floor must be higher than the curb elevation.
- D. Recommended exterior materials other than brick:
 - 1. Cedar or redwood – painted with color to be approved (no natural cedar or redwood finish).
 - 2. Stucco
 - a. Masonry stucco – three step or two step process
 - b. Exterior insulation system – use on Styrofoam bead board only. Acceptable materials: dryvit, R-wall, or approved equal
 - c. Masonite stucco board is not approved
 - 3. Masonite/Hardboard – shall be prefinished and guaranteed against peeling buckling for at least five years, such as Masonite Colorlok or Super Side prefinished hardboard siding
 - 4. Vinyl siding – shall be minimum thickness of .42 millimeters, pure PVC,

must have a warranty for uniform fading, and a lifetime warranty to the original owner, such as Gold Bond.

5. Shop grade and seconds are not approved.

III. Roof materials

- A. Cedar shake roof, tile, or composition roof (asphalt or fiber-glass).
- B. Composition roofs:
 1. Shingles shall be of a laminated architecture design.
 2. Shingles shall weigh no less than 250 lbs/square.
 3. Three-tab shingles are not approved,
- C. Roof pitch shall be 8/12 or greater, except in case where the style of the house dictates a 6/12 roof pitch

IV. Additional exterior requirements

- A. Windows in the front of the home on the main level are to be a minimum of five feet in height. Other windows may be double hung or casement and high quality aluminum windows may also be permitted.
- B. Driveways – concrete.
- C. Mailbox and house number – per standard design furnished with approval letter, or other design submitted by owner.
- D. Fences – 48" in height, Pinehill” finished on both sides, treated pine 6" or 8" pickets. Placement of fence must be approved.
- E. Landscaping – front yard and side yards to be sod; appropriate shrubbery and two one-inch caliper 8' to 10' trees in the front yard or one two-inch caliper 15' tree in the front yard. (Landscaping to be completed upon substantial completion of the house.) For additional requirements, see Article VIII Section 8, of the Covenants, Conditions and Instructions.
- F. Any solar energy system shall not be visible from the street, such that any portion of the solar energy system is or would be visible to a person six feet tall, standing on the street, as determined by the Architectural Committee, in its sole and absolute discretion. Additionally, the solar energy system must be of the design, quality and color such that it is harmonious with the surface on which it is being installed, as determined by the Architectural Committee, in its sole and absolute discretion.

- V. Storage buildings or utility buildings are not permitted.

The purpose of the building standards is to assure a harmonious blend of style and quality throughout the subdivision. It is the desire of the Architectural Control Committee for Lions Gate to be one of Springfield's finest subdivisions now and for many years to come.

For questions, please contact Stu Stenger or Ed Alden at 417.889.4300.