



LIONSGATE HOA

Horizontal Property Regime

Rules and Regulations

If a violation of the below stated Lionsgate Rules and Regulations is found, a certified letter will be sent (at owners' expense) to the owner giving the owner five (5) calendar days to comply. After five (5) calendar days, if the violation is not remedied, a \$100 fine will be added to the owner's monthly statement for EACH violation every month until the violation is remedied. *In-operable Vehicle violations will have three (3) calendar days after tagging to be removed, Failure to comply will result in a \$100 fine and vehicle will be towed at the owner's expense. *

1. All owners who are using their unit(s) for rental property must submit their tenant's contact information to the Board for emergency purposes.
2. The grassy areas and walkways in front of the buildings and entrances to the dwelling units shall not be obstructed or used for any purpose other than ingress and egress.
3. All Front doors must be Brown in color (Solid or with glass is permitted) and Screen doors must be Brown or Black in color, need to be in good condition with no tears, rips, or broken glass. Window Frame and Rear exterior sliding or French doors must match with exterior colors of Brown.
4. Window treatment for all units shall be Draperies, Sheers or blind in white, off-white, or pale in color to the outside of all windows. Any torn or worn blinds must be replaced immediately. No sheets will be placed in any window.
5. No posting of any advertisements, posters or signs of any kind shall be placed in windows or on doors or other exterior surfaces without prior written approval of the Board of Managers.
6. Light poles are the responsibility of the owner, and in the event of damage or replacement, must be replaced with either black fixture in a Carriage style.
7. Maximum of two (2) cement planters may be used for planting flowers in the front of the unit. No other items may be used.
8. Units are to be maintained by the owner so as not to cause damage to adjacent neighboring units. If damage occurs, repairs to the affected unit(s) will be paid for by the owner of the offending unit. This includes fenced areas and covered patios.
9. Units with enclosed back porches are not permitted to use a grill inside the porch. Take the grills outside to the back area to cook. Cooking inside an enclosed porch is a violation of Fire Code. Open flame cooking devices are prohibited on patios under the balcony and on balconies of buildings "G & H" per the Fire Code and are to be 10 feet from all structures.
10. Each owner shall keep his dwelling in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance.

Amended and Approved by the Board of Directors August 30, 2024. Effective August 30, 2024.



LIONSGATE HOA

Horizontal Property Regime

11. No rugs shall be beaten on patios, balconies, service areas or other outdoor living areas; nor shall dust, rubbish, or litter be swept off the units onto the general common elements of the area of the premises.
12. No garments or articles (rugs, blankets, towels, mops etc.) are to be left outside or hung over the balcony railings or any exterior part of the property.
13. No shades, awnings, window guards, ventilators, fans or auxiliary heating and air conditioning devices shall be used in or about any buildings.
14. No Co-Owner, resident, or lessee shall install wiring for electrical or telephone installations, radios, satellite dish or serial connection or air conditioning units, or similar objects outside of his dwelling unit or which protrude through the walls or the roof of his dwelling unit except as authorized by the Board of Managers.
15. No trash, bicycles, scooters, baby carriages, equipment or similar vehicles or toys or other personal articles shall be allowed to remain in any of the Common Areas, streets or parking areas overnight.
16. No dumping or disposing of furniture, tables, mattresses, bed frames, appliances, rugs, children's toys, paint, oil, vacuum cleaners, etc. Those items must be removed from the property at owner's expense. The company who picks up our trash only collects regular household garbage (Food, paper products, etc.)
17. All garbage and refuse from the Dwelling shall be deposited in closed plastic bags before being placed in garbage containers inside of fenced area. These containers are for the sole use of disposing of household garbage only and must fit inside the garbage can.
18. Balconies and patios shall be kept free of leaves and clutter free. No cardboard boxes, mattresses, dressers, televisions, appliances, such as refrigerators or washing machines, shall be stored on balcony or patio.
19. Seasonal lawn decorations and one American Flag are permitted.
20. No fireworks are to be displayed at any time on the property.
21. No owner or occupant shall make or permit any disturbing noises to be made in any unit or on the premises by himself, his family, friends, tenants, servants, or other invitees, nor should the owner or occupant do or permit anything to be done by such persons that would interfere with the rights, comfort, enjoyment, or convenience of other owners or occupants.
22. No owner or occupant shall play or allow to be played any musical instrument, radio, TV, stereo, CD, boom-box or the like on the premises that will disturb or annoy other owners or residents.
23. Dogs, Cats and other domestic pets are allowed on the premises, provided that the same shall not disturb or annoy other occupants. No animal shall cause any inconvenience to include excessive barking, damage, or unpleasantness caused by pets is the responsibility of the respective owners thereof.
24. All animals must be on a leash when walked and pet owners must pick up their pet's waste using a bag and properly dispose of it in a trash can. This includes the areas in front of and behind your units and all common



LIONSGATE HOA

Horizontal Property Regime

areas; Residents are required to follow Richland County Animal Control and Leash Laws. Richland County Animal Control will be notified of any animals that are running loose.

25. Pets may not be left unattended or tied on patios or balconies or any common areas.
26. Pets are not allowed in the pool area or tennis courts.
27. Feeding and water bowls are not allowed in common areas, front porch, steps, or patios. Feeding of stray pets is not permitted.
28. Children shall not be allowed to play in the paved areas of the streets or parking areas of the community.
29. Each unit shall have the right to two parking spaces. Additional parking is available for Visitors in designated areas. Visitor parking areas are not used for vehicle storage.
30. No boats, trailers, RV's, clothes lines, or other personal property shall be placed outside of any dwelling units. The parking areas are strictly for parking of automobiles and motorcycles.
31. All vehicles must be in working, drivable condition with current tags. Vehicles that are not registered or appear to be non-operational must be removed. Vehicles are not to be "stored" on Lions Gate property.
32. No vehicle is to be driven or parked on grass or off the paved driveways at any time.
33. No speeding on the property. Vehicles must not exceed 10 miles per hour while driving on Lions Gate property. We have too many children and neighbors out walking and playing, and someone is going to get hurt.
34. Do not flush feminine hygiene products, oil, grease, baby wipes, etc. down the drains of sinks, tubs/shower, or toilets. Dwelling owners are responsible for unit clogs.
35. The water in any unit shall not be left running for any unreasonable or unnecessary length of time. Make sure to repair any running toilets as this will affect the HOA water bill. There may be times when local government suggests or commands restricted use of water inside or outside. Occupants must comply.
36. Any damages to the common elements of the community caused by and/or carrying of articles into any units shall be paid by the owner or person in charge of such articles.
37. **No one is to be loitering on the property at any time. Visitors must be with the resident at all times.**
38. The Board of Managers reserves the right to add to or repealed the Rules and Regulations at any time as may be deemed necessary for the safety, care and cleanliness of the premises and for securing the comfort, enjoyment and convenience of all the occupants thereof.

Sincerely,

Lionsgate Board of Directors

Amended and Approved by the Board of Directors August 30, 2024. Effective August 30, 2024.
