

LIONS GATE

Construction Guidelines

SUGGESTED DESIGN REQUIREMENTS AND MINIMUM SIZES

To protect the value of Lions Gate and provide design consistency, all home plans must have the approval of the Declarant of the Lions Gate Covenants

Plan approval:

One set of Construction plans and 1 plot plan that include foundation and drive elevations submitted to Boyer Young Development, 9719 GILES ROAD.

Setbacks:

City of Bellevue setback requirements under this zoning are:

25' Front 5' Side
25' Rear 20' Street Side

Sizes & Styles: (Suggested Minimums) Price Approximately \$ 275,000 & up

HOME SITES

2 Story Homes

2000 sq. ft. Total

1 ½ Story Homes

2000 sq. ft. Total

Ranch Homes

1600 sq. ft. Total

Roofing:

- Asphalt shingles, WEATHERED WOOD in COLOR.

Chimneys:

- Front is to be clay-fired brick or stone. All other sides can be covered with wood.
- Direct vents ok.

Fence:

- Permitted with Declarant approval only. No more than 6' in height. Wood, black wrought iron, black aluminum, black chain link or white vinyl, which shall be uniform in appearance.
- Any fencing backing to 48th St. must be white vinyl.

Exterior:

- Stone/Brick foundation fronts
- Hardboard Siding or declarant approval
- 6/12 pitch roofs and above or declarant approval
- Stone/Brick pillars at garage
- Side Street Stone/Brick Foundations **NOT REQUIRED**

Permit/ Sewer Connection/ Fees:

- \$250.00 mail box fee paid at the time of closing. (Mail box keys will be picked up at Boyer Young 9719 Giles Rd)
- \$900.00 sewer connection fee
- Please go get your permit pulled at City of Bellevue when you pay to pull the permit the sewer connection fee and any other connection fees as maybe stipulated in the subdivision agreement between the district and the City of Bellevue will be included in the building permit fee.

For further information on design, construction and exterior improvements, refer to the covenants for Lions Gate or contact Boyer Young Development at 334-3690.

Builder

Buyer

Builder

Buyer