

**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 48<sup>th</sup> 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.
- Two Springs Elementary, Lewis and Clark Middle School, Bellevue West High School.

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

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Builder

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Buyer

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Builder

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Buyer