

# Landscaping Guidelines

## Architectural Control Committee

**Section 5.1: Authority:** Except as specifically provided for homebuilders in Section 5.3, no landscaping shall be undertaken, and no building, fence, wall or other structure shall be commenced, erected, placed, maintained or altered on any Lot, nor shall any exterior painting of, exterior addition to, or alteration of, such items be made until all plans and specifications and a plot plan have been submitted to, and approved in writing by the Committee.

**Section 5.4: Standards:** The Committee shall use its good faith efforts to promote and ensure a high level of taste, design, quality, harmony and conformity throughout the Property consistent with this Declaration. The Committee shall have sole discretion with respect to taste, design, and all standards specified herein. One objective of the committee is to prevent unusual, radical, curious, odd, bizarre, peculiar or irregular structures from being built on the Property. The Committee from time to time may publish and promulgate bulletins regarding architectural standards, which shall be fair, reasonable and uniformly applied and shall carry forward the spirit and intention of this Declaration.

Please note that these guidelines are to help residents understand the request form but are not meant to "shortcut" the approval process. All architectural plans must be submitted for review by the ACC **PRIOR** to the commencement of any construction. Homeowner should review Declaration of Covenants, Conditions, and Restrictions at the website listed below, specifically;

- Article IV, "Construction of Improvements and Use of Lots" and
- Article V, "Architectural Control Committee"

Please include with the Request Form:

- A Plot of the property indicating where landscaping will occur.
- A Drawing of the proposed landscape location(s) (hand drawn is acceptable) indicating where shrubs / plants will be placed.
- Description of all surface finishes in the landscape area (Mulch, Stone, any Edging, etc.)
- The name, locations and (for foundation plantings) the size (gallons) of all proposed new plantings.

### **Useful Links:**

**Architectural Control Committee:**

<http://www.watterscrossing.com/architectural%20control.html>

**Declaration of Covenants, Conditions and Restrictions:**

<http://www.watterscrossing.com/Covenants.pdf>

**Frequently Asked Questions:**

<http://www.watterscrossing.com/Reminders.pdf>

### **Revision Dates - Version:**

202108-01

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## In General:

When the original landscaping was installed at your home, it met all minimum requirements as established in the Design Guidelines. It is your responsibility as a Homeowner to maintain these minimum requirements which include large canopy shade trees, ornamental trees, foundation shrubbery and turf. Please refer to the WCHOA Covenants – **Section 4.13 – Landscaping** and **Section 7.3 – Lot Landscape and Maintenance** for additional information.

Requests should be submitted to the ACC via the Request Form (link above) containing a detailed description of what your landscape request or proposed plan is. Plans are sometimes delayed and / or declined due to inadequate information being provided. So, these plans should include:

- A drawing of the property indicating where the landscaping will occur.
- A drawing of the proposed landscape location(s) (hand drawn is acceptable) indicating where shrubs / plants will be placed. Examples below...

Please Include:

- What, if anything, is being removed.
- The name and locations of all proposed new plantings.
- The size (gallons) of all proposed plants
- Any area of hardscape (river rock, border edging, etc.).
- A picture of all proposed hardscape.
- All areas of sod being replaced and type of sod.

Use a symbol (letter / number / circle / color) to indicate each type of plant with a list identifying each plant / size to that symbol.

- Desired landscape start date.

While not necessary, a homeowner may request to attend a Committee meeting by contacting [acc@waterscrossing.com](mailto:acc@waterscrossing.com) and requesting to be placed on the meeting agenda. Following a review by the Committee, requests will be approved or disapproved within 30 days.

## Please review these guidelines for your Landscape plan:

1. The ACC does not accept brick nor manufactured stone as edging if not mortared with the exception: 'manufactured stone is acceptable as edging when not mortared **only** when it is installed with no more than two courses in height'.
2. All 'foundation plantings' (those against the foundation) must be evergreen type plantings. While perennials, annuals, and tropical plants are welcome additions to landscaping, they may not fulfil the foundation evergreen requirement if they are dormant or dead in the winter.
3. 'Expanded beds' within front yards must contain and maintain a minimum of 50% coverage in evergreen type bushes and / or groundcovers.
4. Replacement plants must be planted as five-gallon for primary plantings and three-gallon for secondary (or front row) plantings. One-gallon plantings are accepted as fill-in and edging, such as loripes.
5. Depending upon front yard sun exposure, the ACC does accept plans for review that utilize xeriscaping (minimal irrigation) and drip irrigation.
6. The ACC does not accept seed or plugs as a solution for deteriorating sod.

For clarity, we will separate **Large Front Yard Trees** and **Landscape Beds**.

# Landscaping Guidelines

## Large Front Yard Trees:

Each home will have at least one and no more than three large canopy trees in the front yard). Planting size is a minimum of 12' height.

## Currently Approved Trees:

Live Oak Texas      Red Oak      Cedar Elm

## Landscape Beds:

### Landscaping Plans:

We are flexible here so submit YOUR plan with these guidelines.

Container size's (3 gal / 5 gal) will be mentioned.

*Know that in general, container size is relative to the age of the Plant. The older the plant, the more developed the root system.*

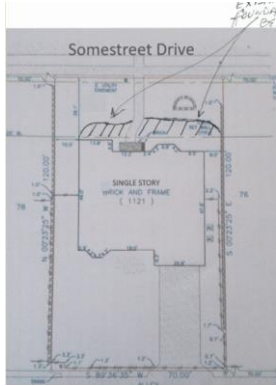


The finished landscaping plan should provide for 5 gallon **evergreen type shrubs / plants** as **primary foundation plants** (next to and across the foundation wall of the house) and 3 gallon plants as secondary plants (in front of primary). These shrubs / plants – when mature - must cover 50% of the primary foundation landscape bed and any other expanded bed (around trees, etc.). Replace dead or removed bushes with as indicated above.

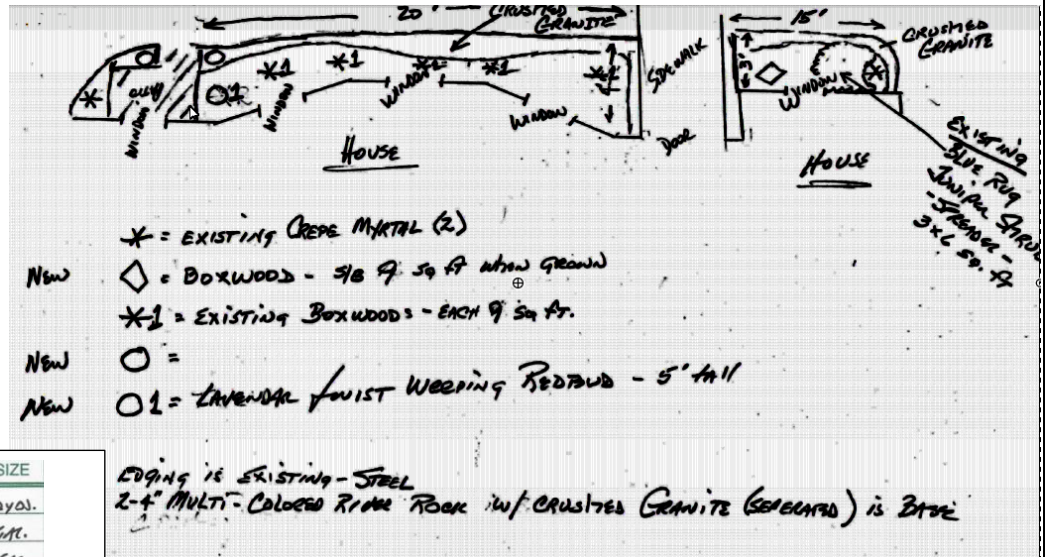
# Landscaping Guidelines

## Examples of Landscape Drawings:

### Plot Plan:

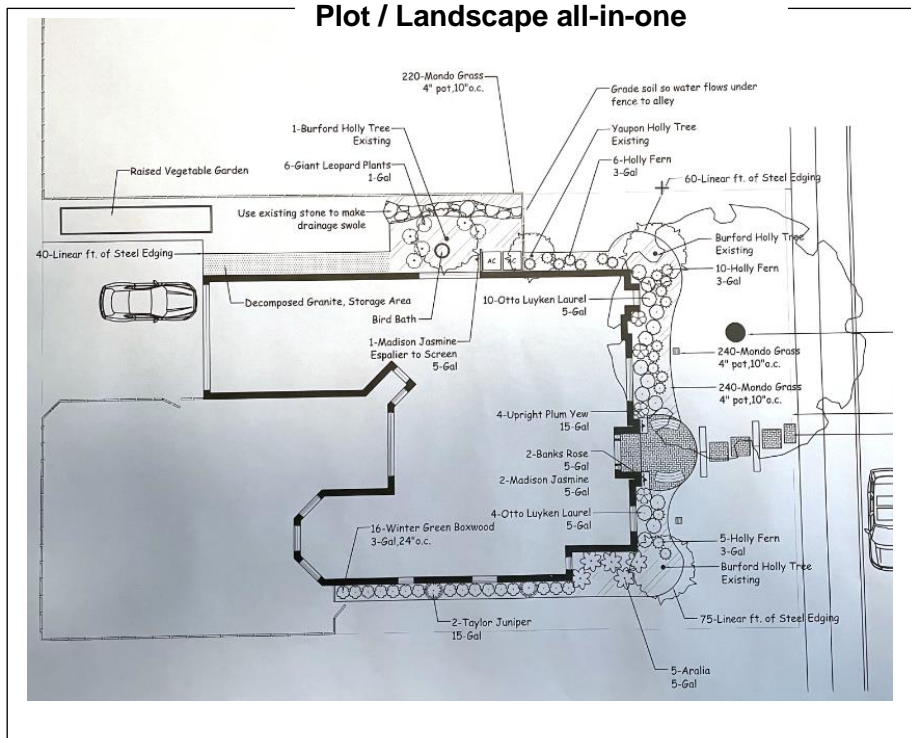


### Landscape Drawings / Descriptions:



NO	ITEM	SIZE
75	St. Aug. Sod	5000.
6	Cleyera	5 GAL.
6	Nandina	5 GAL.
9	Variegated Pittosporum	5 GAL.
6	Twist of Lime Holly	5 GAL.
6	One-Yankee Holly	5 GAL.
1	Pro Bedding Mix	CU YD.
30	Hardwood Mulch	30 CU YD.

### Plot / Landscape all-in-one

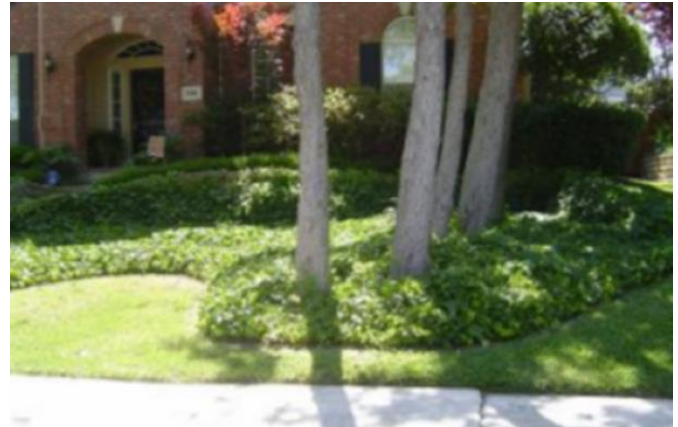




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## Additional thoughts for your Landscape plan:

Some homeowners have extended landscaping and are making use of English ivy. The situation at right **would be** following the Covenants.



Another option is to increase the size of the existing landscaping bed and to utilize shade-loving plants. The situation at right **would be** in compliance with the Covenants.



Again, an extension of the existing landscaping bed to include shade loving plants would be a solution. The situation at right **would be** in compliance with the Covenants

