

Pergola / Gazebo / Attached Shade Structure 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 and approved 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"

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Guidelines:

A Gazebo is defined as a sloped roofed structure that offers an open view of the surrounding area, typically used for relaxation or entertainment. It is usually a free-standing structure away from the house. Shingles and Galvanized steel 'embedded' hardtops are two approved roofing materials.



A Pergola is defined as a structure usually consisting of parallel columns supporting a flat open roof of girders and cross rafters / open Lattice. Pergola's can abut, or attach to the house roof or be a free-standing structure away from the house. Polycarbonate is also an option for roofing that would be considered.



An Attached Shade Structure or "Back Porch" is defined as a sloped roof Structure attached to the rear section of a home. The overall shape of the structure is variable.

1. Shingles
2. Open Lattice
3. Galvanized steel 'embedded' hardtops.



All three structures can be located ONLY behind the Fence line of your Lot.

Guidelines:

Approval by the ACC does not supersede any City of Allen permits required.

- The structure should be no closer to your side Lot Line than 3 feet or 5 feet to a rear lot abutting an alley, 3 feet rear if no alley
- We ask that you submit a copy of your plot (showing Lot dimensions) with the approximate location and dimensions of this structure. If not available, please prepare a *hand-drawn plot* with approximate measurements. This should be attached (uploaded) with the request.
- To help the Committee understand the plan, if available, upload a photo or drawing of the proposed structure. Any brand names that can be included will be helpful. This should be attached (uploaded) with the request.
- From a height standpoint the proposed structure will be visible, so we ask the following elevation questions on the Request:
 - If the proposed structure will be connected to the existing roof will the proposed structure roof be the same pitch as existing roof (usually not)?
 - If eaves are planned for this structure, they should match eaves on the existing home in color & materials.

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- Indicate the material being used:
 - Wood Type:
 - Dimensions: Size & Length of Posts, Beams, Joists, Rafters being used.
 - The planned finish of the structure should be included (Chip / Vendor & Color Code) with the Request.
 - If Stain: acceptable is Cedar Tone, Medium Brown Tone...
 - Can be Transparent / Semi-transparent
 - If Paint: Include Paint Chip or Vendor & Color Code
 - Metal structures: Type (Aluminum, Steel) (Please send pictures)
 - Paint: Chip / Vendor & Color Code required
- If Stonework is a part of this structure (and visible above your fence), please describe the planned use, stone type and stone colors.
- Is the stone complementary to the existing structure.

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>

Ctrl + Click Here

Request Form Link: [Attached Shade Structure/Pergola/Gazebo.](#)

Please include with the Request Form:

- Plot of the Residence showing lot dimensions and location of structure.
- Photo or drawing and brand name of the proposed structure
- Shingle Color
- Paint chip / Vendor & Color Code of the planned finish of the structure.