

Playsets Guideline

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:

Playsets must:

- Be in the back yard behind the fence
- Must have a minimum of 3' clearance from other structures and should be no closer to your side Lot Line than 3 feet or 5' to a rear lot abutting an alley, 3' rear if no alley
- Not more than 12' in height

Please indicate on Request:

- A Plot of the property indicating where the Playset will reside
- Overall dimensions of Playset (Height, width, length)
- Material (Wood / Metal / Plastic)
- Pictures of the planned Playset with intended materials and colors.

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>

'Request Form' Link: Ctrl + Click Here [General Improvement Request](#)

Please include with the Request Form:

1. A Plot of the property indicating where playset is planned.
2. Pictures of the planned Shed / Playset with intended materials and colors

Revision Dates - Version:

20210831 – Updated Guidelines