

**FIRST SUPPLEMENT TO THE
NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR
WATTERS CROSSING HOMEOWNERS ASSOCIATION, INC.
[ACC Guidelines; Clubhouse Rules; Pool and Tennis Court Rules]**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF COLLIN §

THIS FIRST SUPPLEMENT TO THE NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR WATTERS CROSSING HOMEOWNERS ASSOCIATION, INC. (this "First Supplement") is made this 14 day of December, 2021, by the Watters Crossing Homeowners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, Bon Terre-B, LTD., a Texas limited partnership (the "Declarant"), prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for Watters Crossing", recorded on or about June 29, 1993, under Document/Instrument No. 19930629000511700, of the Deed Records of Collin County, Texas (the "Declaration"); and

WHEREAS, the Association is the property owners' association created by the Declarant to manage or regulate the planned development subject to the Declaration, which development is more particularly described in the Declaration; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, on or about May 26, 2015, the Association filed a Notice of Filing of Dedicatory Instruments for Watters Crossing Homeowners Association, Inc. as Document No. 20150526000609360 of the Real Property Records of Collin County, Texas (the "Notice"); and

WHEREAS, the Association desires to supplement the Notice with the attached dedicatory instruments in the real property records of Collin County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instruments attached hereto as **Exhibit "A"** are true and correct copies of the originals and are hereby filed of record in the real property records of Collin County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this First Supplement to be executed by its duly authorized agent as of the date first above written.

HOMEOWNERS ASSOCIATION, INC.
a Texas non-profit corporation

By: [Signature]
Name: DENNIS ADOLMAN
Its: President

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Dennis Adelman, President of Watters Crossing Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 14th day of December, 2024.

Deann Weeks
Notary Public, State of Texas

8-5-2024
My Commission Expires

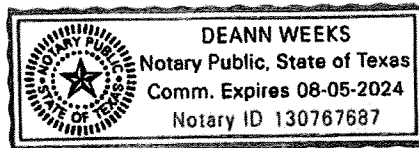


EXHIBIT "A"

- A-1 Exterior Light Guidelines
- A-2 Fence Construction and Upgrade Guidelines
- A-3 Landscaping Guidelines
- A-4 Security Camera Guidelines
- A-5 Storage Sheds
- A-6 Window/Shutter Replacement Guidelines
- A-7 Playsets Guideline
- A-8 Replacing Roof/Skylight Guidelines
- A-9 Pergola/Gazebo/Attached Shade Structure Guidelines
- A-10 Stormdoor Guidelines
- A-11 Sidewalk Guidelines
- A-12 Satellite Dish Guidelines
- A-13 Polycart Guidelines
- A-14 Watters Crossing Community Clubhouse
- A-15 Community Pool
- A-16 Community Tennis Court

Exterior Lighting 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;

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

'Request Form' Link: Ctrl + Click Here [Exterior Lighting Request](#)

Please include with the Request Form:

- o Pictures or Plot of your property showing where you intend to install each lighting fixture.
- o Pictures of the lighting fixture(s) being installed
- o Please indicate if Upward / Downward wash for planned light(s) in the Comments area.

Useful Links:

Architectural Control Committee:

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

Declaration of Covenants, Conditions and Restrictions:

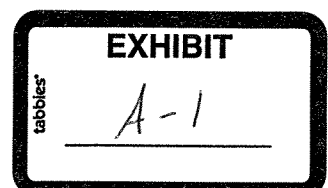
<http://www.watterscrossing.com/Covenants.pdf>

Frequently Asked Questions:

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

Revision Dates - Version:

202108-01



Exterior Lighting Guidelines

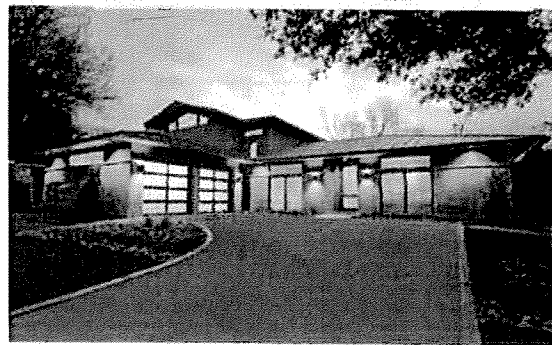
Guidelines:

- Lighting installed at the front doors of homes will be typical for the neighborhood and in context of the particular home. Scale, style, and color are major considerations.
- Exterior lighting of a general usage - not at front door locations - on any of the three front elevations of a property (street facing and left and right facing) will be one of two types:
 - Upwards wall wash located at the base of walls and focused such that the light washes up the building face. These fixtures can be surfaced or ground mounted.
 - Downwards wall wash installed typically in soffits such that the light washes down the building face. These fixtures will be recessed.

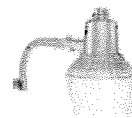
Upward wall wash



Downward wall wash



Note: Other than on the rear elevation of a property, (generally not visible to streets) NO bare, exposed spotlight type fixtures (similar to photo to the right) will be installed on building exteriors to provide general illumination.



No industrial type exterior lighting will be installed anywhere.
(Anything similar to photo to the right)

Fence Construction and Upgrade Guidelines

Including External Mechanical Equipment

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;

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

Ctrl + Click Here

'Request Form' Link: [Fence Construction and Upgrades](#)

Please include with the Request Form:

- o A plot of the Residence (if fence construction is involved)
 - Showing new fence placement with any planned gates.
 - indicating the proposed location of the external mechanical equipment.
- o A color chip / actual stain code for the stain you are choosing.
- o For fence repair / construction:
 - Indication of materials being used (type, size, height).
- o For External Mechanical Equipment:
 - a picture and area measurements of the equipment to be concealed.

Useful Links:

Architectural Control Committee:

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

Declaration of Covenants, Conditions and Restrictions:

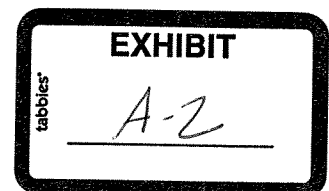
<http://www.watterscrossing.com/Covenants.pdf>

Frequently Asked Questions:

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

Revision Dates - Version:

202108 - 01:



Fence Construction and Upgrade Guidelines

Including External Mechanical Equipment

In General:

Section 4.12: Screening Fence: Fences on any Lot adjacent to McDermott Dr., Watters Crossing Dr., Alma Dr., County Road 141 (Tatum), Bethany Rd. or Bel Air Dr. are governed by '**Section 4.12: Screening Fence** which includes specific language related to stone columns, fence height (6' maximum) and construction techniques. If your property faces these roads, these restrictions apply.

Fence Ownership: Determining property line boundaries often arises when a fence replacement is required. Too often neighbors believe that they share ownership of a common fence and therefore the cost of replacement should be shared. Watters Crossing does not follow the practice of shared fencing. All fences are owned by one resident. Determining the ownership of a fence is not the responsibility of the Association nor does it have the legal authority to determine fence ownership

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

Guidelines for Your Request:

This will be presented in 3 sections:

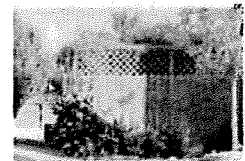
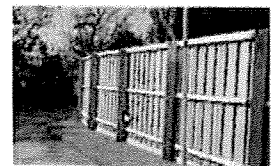
1. Wooden Fences
2. Wrought Iron Fences
3. External Equipment Fences

Fence Construction and Upgrade Guidelines

Including External Mechanical Equipment

Wooden Fences:

- For consistency thru-out the Property, the material and color for any fence construction must be approved by the ACC with the following criteria:
 - Fence Material:
 - 6" or 4" Cedar pickets are acceptable, Pine, due to the short life span is not acceptable.
 - Supports will be metal (2" dia. min.) or wood (4"x4" min)
 - Kickboards (treated 2"x6") at bottom of fence are allowed – Max of 2 high.
 - Fence Height: Only 6' or 8' are acceptable (see above Note for fences on specific Property roads).
 - If ANY fences of different height intersect (meet) 6' – 8', there are two approved methods for this transition.
 - Smooth transition: over a 10' span.
 - Step transition: where each 'step' is no greater than 12" (height) and no closer to the next elevation than 12".
 - All fences must be stained –NOT painted – using a semi-transparent or transparent stain. Solid stains, much like paint will peel.
 - Approved colors of stain are Cedar Tone or Medium Brown. If different, please include a color chip or the actual stain code for the stain you are choosing.
- Note that specific Covenants regarding fences and stone columns apply to select, specific streets; Watters Crossing Drive, Bel Air Drive, Alma Drive, McDermott Drive, Bethany Drive, and Tatum Drive
- If construction (new or replace) is planned, a plot of the Residence is requested showing fence location with any planned gates.
 - The fence cannot extend beyond the front building line of the house.
 - Is either a stone or wood beam retaining wall is part of this fence – Please indicate the material being used (type, color, size, height, picture).
- All vertical and horizontal supports of any fence facing the street will be constructed on the fence interior.
- Fence construction preferred by the ACC is for all supports and posts to be on the interior of the fence. If supports are constructed with metal posts visible from any property street, they must be fully enclosed in wood matching the rest of the fence construction.
- Lattice is not an approved fencing material for use within Watters Crossing. Lattice may be used for adjacent sections or as a fence topper. When used, lattice must be integrated into the fence structure and be framed. Lattice will not be approved to block the view of boats, shed or other structures that must be completely blocked from view.



**Fence Construction and Upgrade
Guidelines**

Including External Mechanical Equipment

Fence Construction and Upgrade Guidelines

Including External Mechanical Equipment

Wrought Iron Fences:

- If construction (new or replace) is planned, a plot of the Residence is requested showing fence location with any planned gates.
- The fence cannot extend beyond the front line of the house.
- Size: 5' minimum height, 6' maximum height, 2" square posts, 1" square top & bottom rail, ½" pickets spaced 4" O.C.
- Posts should be spaced a maximum of 8' O.C.
- Black is the only acceptable color for wrought iron fence

External Mechanical Equipment Fences:

The Declaration of Covenants, Conditions, and Restrictions of Watters Crossing provides for the concealment of mechanical equipment in Section 4.7.u which reads:

"All mechanical equipment including, but not limited to, HAVC equipment, shall be located on the side or rear of each Lot and shielded from public view from any adjacent street."

While it is expected that equipment such as HVAC Equipment, Pool Related Equipment and Electrical Power Generators will become common place within the subdivision, the following provisions will be relevant:

- Concealment will be via fence panel(s), which is a minimum of 6' in height and four feet wide (width is dependent upon full concealment). Landscape will not be accepted as a substitute.
- Please refer to the above **Fence Construction Guidelines** for additional information.
- The equipment must be:
 - Permanently installed.
 - Fully enclosed in an integral manufacturer-supplied sound attenuating enclosure.
 - Approved as required by the City of Allen including building, plumbing, electrical, and fire department.
 - Placed within the established building setbacks of the home, not within 3' of any established utility easements, not within 3' of any drainage easements or on Common Area owned by the Association.
 - Care should be taken in selecting the location for the system so as to not impact neighbor's property. The Modification Committee reserves the right to review and approve the placement of the system on the lot.

Fence Construction and Upgrade Guidelines

Including External Mechanical Equipment

We will grandfather all HVAC equipment where original landscaping is in place to provide for complete concealment. After 1/1/2016, all HVAC equipment that is not completely concealed by landscaping will be considered to be in violation of Section 4.7.u. The concealment will need to be completed via fencing as above.

Note: In the event that existing landscaping concealment needs to be replaced, ONLY wood fencing will be considered.

Historical Recap:

1/1/2015: New landscaping will no longer be approved by the ACC as a means of HVAC concealment.

1/1/2016: All HVAC equipment, where landscaping has been installed as a means of concealment, which is not completely concealed, will be in violation of Section 4.7.u

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;

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

Please include with the Request Form:

- o A Plot of the property indicating where landscaping will occur.
- o A Drawing of the proposed landscape location(s) (hand drawn is acceptable) indicating where shrubs / plants will be placed.
- o Description of all surface finishes in the landscape area (Mulch, Stone, any Edging, etc.)
- o 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:

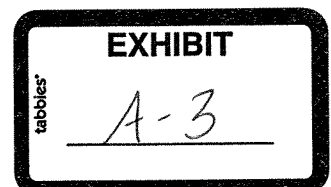
<http://www.watterscrossing.com/Covenants.pdf>

Frequently Asked Questions:

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

Revision Dates - Version:

202108-01



Landscaping Guidelines

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@watterscrossing.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 lioripes.
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.

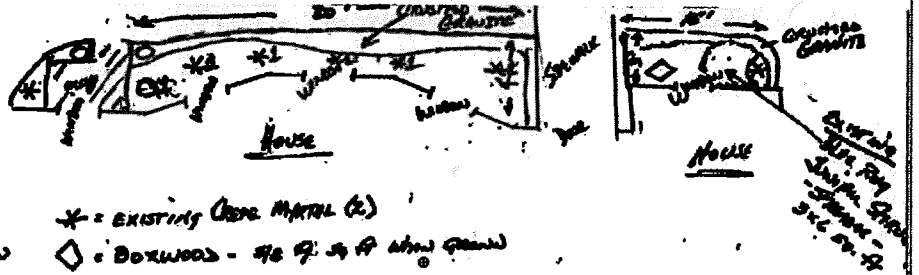
Landscaping Guidelines

Examples of Landscape Drawings:

Plot Plan:



Landscape Drawings / Descriptions:

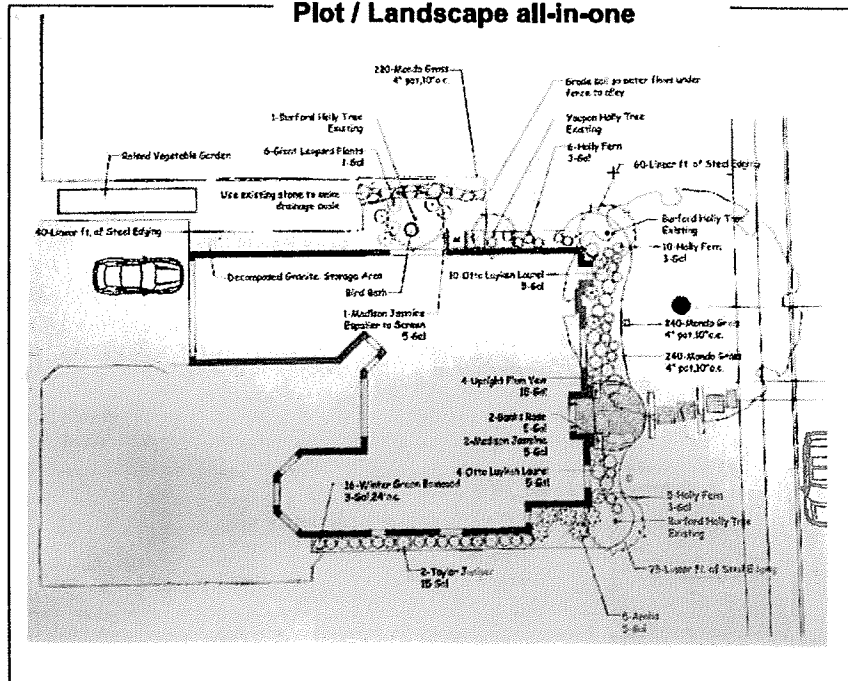


- * = EXISTING OLIVE MATEL (2)
- New ◊ = BOXWOOD - 4 1/2' 9" 1/2' 19' above ground
- * 1/2 = EXISTING BOXWOODS - EACH 9' 2 1/2' FT.
- New ○ =
- New ○ 1/2 = LANTANA FOLIUM WEEPING BUSHES - 5' tall

NO	ITEM	SIZE
75	St. Aug. Sed	5 GAL.
6	Claytonia	5 GAL.
6	Nandina	5 GAL.
9	Variegated Pittosporum	5 GAL.
6	Trust of Great Holly	5 GAL.
6	Dark Yew Holly	5 GAL.
1	1/2' Bidding Box	1 GAL.
30	Shardow Mulch	30 cu ft

Edging is existing - steel
 2" x 4" MULTI-COLORED PINE TRAIL INF. CONCRETE GRANITE (CONCRETE) IS BONE

Plot / Landscape all-in-one



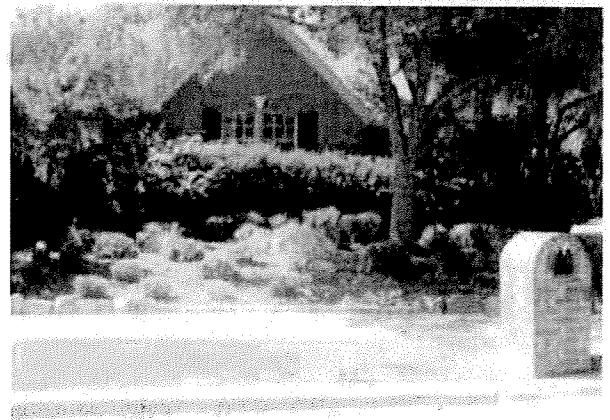
Landscaping Guidelines

Additional thoughts for your Landscape plan:

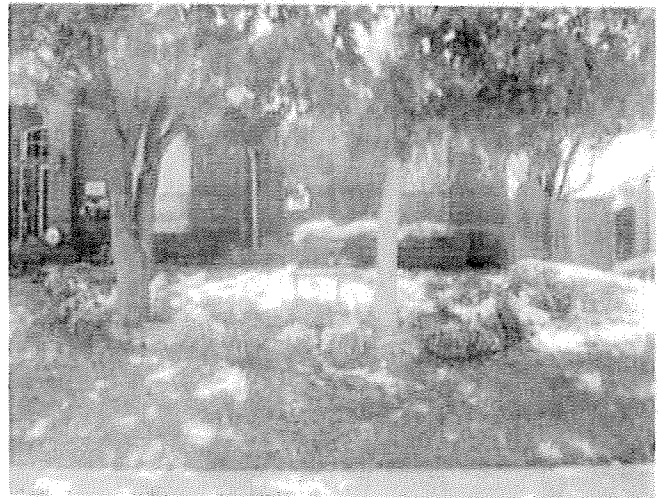
Some homeowners have extended landscaping and are making use of English ivy. The situation at right **would be** following the Covenants.



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



Security Camera Guidelines

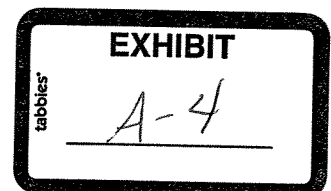
Architectural Control Committee

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;

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



Security Camera Guidelines

Guidelines:

- Spotlights:
 - Front or side-facing cameras with 'spotlights' are not allowed.
- Cameras will be mounted:
 - On owner's property, not 'common' property
 - As close to underside of soffits as possible with as little wiring as possible showing.
 - If hard-wired, wires will run directly into soffits and continue in attic to source. No surface wiring.
- Cameras are not to be aimed in neighbor's yard.

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: [General Improvement Request](#)

Please include with the Request Form:

1. Plot of the Residence showing location of cameras
2. Photo or brand name of the proposed cameras

Storage Sheds

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.

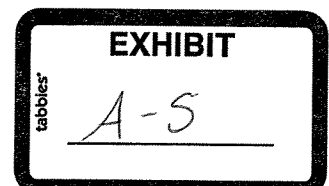
Section 5.4: Standards: The Committee shall use its good faith efforts to promote and ensure a high level of taste, design, quality, harmony and conformity throughout the Property consistent with this Declaration. The Committee shall have sole discretion with respect to taste, design, and all standards 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;

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

Revision Dates - Version:

202110111 – Updated Guidelines



Storage Sheds

Guidelines:

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

Sheds must:

- Be located in the back yard behind the fence
- Not 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 be visible from any street.
- Not exceed 8' overall height.
- Limited in size to 100 square feet.

Please include:

- A Plot of the property indicating where the Shed will reside
- Pictures of the planned Shed with intended materials, colors, and dimensions.

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 [Storage Shed Request](#)

Please include with the Request Form:

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

Window / Shutter Replacement Guidelines

Architectural Control Committee

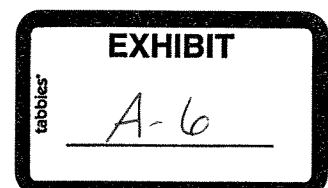
Section 5.1: Authority: Except as specifically provided for homebuilders in Section 5.3, no landscaping shall be undertaken, and no building, fence, wall or other structure shall be commenced, erected, placed, maintained or altered on any Lot, nor shall any exterior painting of, exterior addition to, 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;

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

Revision Dates - Version:
20210831 – Updated Guidelines



Window / Shutter Replacement Guidelines

In General:

- Windows replacement may be Glass Only or entire Frame / Glass
- Any glass used must be non-reflective and non-opaque.
 - Green-tint is acceptable.
 - Glass in bathroom areas may be decorative or frosted.
- Muntins are optional but must be consistent and same color for all windows.

Guidelines:

1. Window Glass Replacement Only:

- If replacing existing glass with non-reflective and transparent glass, **no request is necessary.**

2. Window Screen Replacement Only:

- Window screens shall be integral with the window, earth toned in color and complementary of the house. Following this rule, **no request is necessary.**

3. Entire Frame / Glass Replacement:

- If not all windows in the home will be replaced:
 - Please include a plot / drawing of the structure indicating which windows will be replaced so the ACC committee can review the style and fit within the entire structure to get a sense of continuity and review on a case-by- case basis.
 - Window openings and glass shape shall remain as originally built. No portion of any which is originally glass may be replaced with any solid or opaque material.
- Frames should be vinyl, wood, or aluminum with a color compatible with the color scheme of the house. Please attach a picture of the proposed frames showing glass color and frame color.

4. Shutters:

- Shutters must be proportioned and sized to match windows and/or doors. In order to give the appearance that the shutters are operable, the shutter width should equal one half of the overall window width (i.e., a 3' wide window should have a pair of 1'- 6" wide shutters). The shutter color should be compatible with the color scheme of the house.

Window / Shutter Replacement Guidelines

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: [Window Replacement Request](#)

Please include with the Request Form:

- If Frame / Window replacement and NOT all Windows:
- A plot / drawing of the structure indicating which windows will be replaced.
- A picture of the proposed frames showing glass color and frame color.

Playsets Guideline

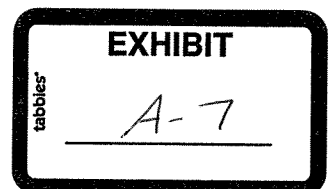
Architectural Control Committee

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.

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



Playsets Guideline

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>

Ctrl + Click Here

'Request Form' Link: [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

Replacing Roof / Skylight Guidelines

Architectural Control Committee

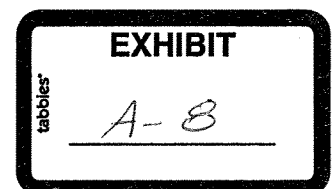
Section 5.1: Authority: Except as specifically provided for homebuilders in Section 5.3, no landscaping shall be undertaken, and no building, fence, wall or other structure shall be commenced, erected, placed, maintained or altered on any Lot, nor shall any exterior painting of, exterior addition to, 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;

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

Revision Dates - Version:
202110111 – Updated Guidelines



Replacing Roof / Skylight Guidelines

Guidelines:

Roofs shall be:

- constructed or covered with a minimum 20-year composition shingle (meaning have a manufactures warranty of at least 20 years) with a weight of at least 240# per 100 square feet, be a 3-tab composition shingle and with the approximate color of either muted brown, gray or Weathered Wood, as approved by the committee.

Roof stacks and flashings must be:

- "Low profile" in nature and design.
- Located behind and not above the roof ridge and not on a front facing roof.
- Painted to match the roof color.

Alternative roof materials that provide additional wind and hail resistance, provide heating and cooling efficiencies greater than those provided by customary shingles, or provide solar generation capabilities may be acceptable if they:

- Resemble the shingles used or otherwise authorized for use.
- Are more durable than, and are of equal or superior quality to those authorized for use.
- Match the aesthetics of the properties surrounding the owner's home.

Skylights shall:

- Match the color of your roof.
- "Milky" colored skylights are not preferred since they do not match typical roof colors and usually "draw attention" rather than blend with the surroundings

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: Roof Replacement Request

Please include with the Request Form:

1. Shingle color as presented in a picture or a link to the shingle color.

Pergola / Gazebo / Attached Shade Structure Guidelines

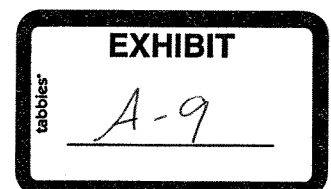
Architectural Control Committee

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.

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



Pergola / Gazebo / Attached Shade Structure Guidelines

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.

Pergola / Gazebo / Attached Shade Structure Guidelines

- 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.

Stormdoor Guidelines

Architectural Control Committee

In order to further assist the homeowners of Watters Crossing with the Review Process, the Architectural Control Committee (ACC) will be publishing a series of guidelines, which will further explain the criteria used by the ACC on reviewing projects submitted by homeowners. It is the intent of the ACC to make these guidelines available in the Watters Crossing Website, the Watters Crossing Newsletter, and as a part of the new homeowners packet from the Welcoming Committee.

The fourth in this series will offer guidelines on submitting plans for storm doors. These guidelines are general in nature and are not meant to replace the specifics outlined in the Covenants.

Please note that these guidelines are not meant to "shortcut" the approval process. All construction plans, both new and for replacement of existing construction, must be submitted for review to the ACC PRIOR to the commencement of any construction. We hope you find these guidelines useful in submitting any future plans you may have. Finally, some useful links on the Watters Crossing website:

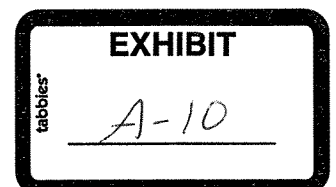
Architectural Control Committee: <http://www.watterscrossing.com/architecturalcontrol.html>

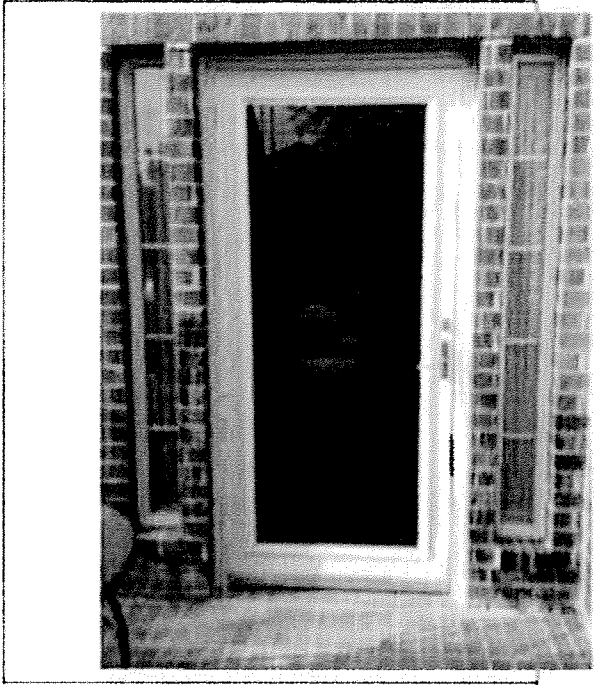
Declaration of Covenants, Conditions, and Restrictions:
<http://www.watterscrossing.com/Covenants.rtf>

Review Procedure Form <http://www.watterscrossing.com/reviewprocess.rtf>

Frequently Asked Questions <http://www.watterscrossing.com/Reminders.rtf>

- Recognizing that there are some homeowners wishing to have a screen at their front door at certain times, Architectural Control Committee has elected to accept the following specific types of storm door installations.
- The door will be full glass / full screen with no horizontal or vertical mullions breaking the glass into lights or sections.
- The door color will be white, black, or a color consistent with the adjacent doorframe and home trim colors.
- The door shown below would be an acceptable installation, following review and approval by the Architectural Control Committee. There are a number of this type of door currently installed in Watters Crossing homes.
- When replacement becomes necessary or desirable, replacement doors will be of the type outlined above, following review and approval of the ACC





Sidewalk Guidelines

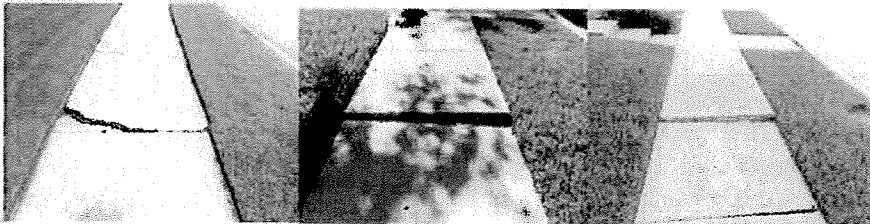
Architectural Control Committee

Is Your Sidewalk in Need of Repairs?

The ACC has received inquiries concerning sidewalk repairs. Sidewalk repair is generally a shared opportunity between the individual homeowner and the City of Allen:

- The sidewalk in front (or on the side) of your house parallel to the street is the responsibility of the homeowner with the City of Allen sharing the repair. Repair is shared 50 / 50.
- The sidewalk from the above sidewalk to your front door is the homeowner's responsibility. Repair is 100% homeowner.

The Sidewalk Repair Program is outlined at www.cityofallen.org We urge all homeowners who may have tripping hazards in front of their homes to pursue the Sidewalk Repair Program with the City.



EXHIBIT

tabbles®

A-11

Satellite Dish Guidelines

Architectural Control Committee

Satellite Dish Installation Guide

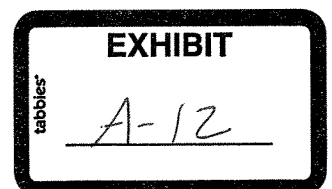
The ACC reviews plans from homeowners as all improvements must be reviewed. Plans are delayed and many times declined due to inadequate information being provided. Some notes to consider on your plans:

1. The satellite dish is one meter (39.37") or less in diameter; and
2. The satellite dish is installed on a rear roof, or wall, of the subject property and will not be visible from the front street of the subject property; or
3. The satellite dish is installed on a side roof, or wall, of the property, but is concealed from view from the front street of the subject property.

If it is determined by the installer that adherence to the above guidelines would prevent the reception of an acceptable quality signal by the homeowner, and as a result thereof, it is necessary to mount the satellite dish on a side roof, or wall, that is visible from the front street of the subject property, the installation may proceed, provided, however, the Architectural Control Committee must receive, within thirty (30) days from the date of installation, a typewritten letter on company letterhead from the installation company and a second letter from the homeowner stating that the installation of the satellite dish in the subject location was necessary for the homeowner to receive an acceptable quality signal.

The review process noted above is applicable only to satellite dishes which are one meter or less in diameter. Requests for the installation of satellite dishes, which are larger than one meter in diameter, must be submitted to the Architectural Control Committee for review prior to installation.

Complete plans on your first submission will result in a quick review. The ACC greatly appreciates assistance with this when submitting plans.



Polycart Guidelines

Architectural Control Committee

The ACC is asking for everyone's compliance with Section 4.7(h) of the Declaration of Covenants, Conditions, and Restrictions of Watters Crossing. This section states:

All containers and other facilities for trash disposal must be located and screened in a manner approved by the Committee.

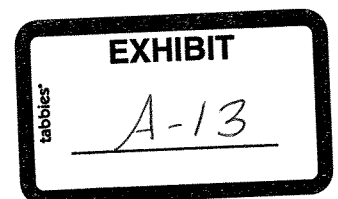
The Committee's view regarding trash containers with respect to Section 4.7h of the Covenants is that polycarts, other than the day of pickup, must be concealed from view to any street. Please note:

- Polycarts are not to be moved to the ends of driveways until the evening of the day prior to collection,
- Polycarts must be removed from ends of driveways the night of the day of collection.
- Polycarts cannot be stored in any area visible to any street. Concealment methods may include:
 - Fencing (note that ACC review is necessary prior to any construction)
 - Locating adjacent to garage, in garage, or rear yard, if such a location results in concealment from view.

To further emphasize the above, it is a **City of Allen Ordinance** that polycarts must be removed from the ends of driveways to a concealed location following trash pickup.

In some situations, merely moving the polycarts to an area adjacent to the garage door is sufficient for concealment if such a location results in no visibility to a street. Indeed, this method will not be sufficient if such a location is visible to a street between several houses or for the various homes within Watters Crossing that are not serviced by an alley (a front load garage) as these driveways are most visible to the street or streets.

Polycarts are to be kept in proper working condition and the lids closed tightly at all times. If your can is damaged or the lid is broken or missing, CWD will replace these free of charge by calling 972-392-9300, option 2, and speaking to with their customer service representative.



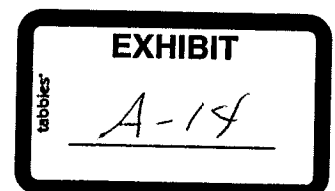
WATTERS CROSSING

Watters Crossing Community Clubhouse

- **DO NOT** tape, staple, or glue anything to any surface within this clubhouse or on the outside. Pushpins or 3M Command™ Strips may be used, if removed.
- **DO NOT** fasten any decorations to any light fixtures or other decor.
- If rearranged, all furniture must be returned to its original location.
- Helium balloons are **NOT** permitted at any time. Non-helium filled balloons may be used.
 - **DO NOT** leave dishes in the dishwasher. There is no maid.
- **DO** ensure that ALL doors are locked completely, when leaving:
 - Two front doors in middle room.
 - Kitchen door.
 - All four (4) French doors. Ensure all sliding bolts on second door of French doors are engaged.
 - Front door.
- **DO** ensure that **alarm** is set.
- **SMOKING IS NOT PERMITTED** either within the clubhouse or on the clubhouse grounds or any WCHOA amenities at any time.
- Maximum Clubhouse Capacity Rental is 100 persons.
- **Bands / DJs / Music**
 - **No outside music is permitted after 10:00 PM.**
 - **All clubhouse doors must remain closed during music after 10:00 PM**
 - **Clubhouse rentals are no later than midnight. All music must stop at midnight. The Clubhouse is to be completely vacated by 1:00 AM.**
- ALL DEPOSIT CHECKS MUST BE FROM A WATTERS CROSSING RESIDENT WITH A WATTERS CROSSING ADDRESS PREPRINTED ON THE CHECK AND OR A CASHIER CHECK/CASH with a copy of the Watters Crossing Residences Drivers License. THERE ARE NO EXCEPTIONS. If this is not adhered to, the event will be automatically cancelled
- Your reserved time is the only time that you personally have the clubhouse; that DOES NOT allow you to drop off items early or clean-up late. THERE ARE NO EXCEPTIONS. It is disrespectful to the residents that have that time reserved and have paid for their event to be private. IF YOU NEED MORE TIME THEN YOU MUST PAY FOR MORE TIME.

**FAILURE TO COMPLY WITH THESE, AND OTHER SPECIFIC ITEMS WITHIN
YOUR CLUBHOUSE AGREEMENT WILL RESULT IN LOSS
UP TO THE FULL AMOUNT
OF YOUR SECURITY DEPOSIT PLUS ANY DAMAGES.**

Join the community email list. Visit www.watterscrossing.com



WCHOA Sample Clubhouse Rental Contract

The following is a sample of the contract to be signed by ANY resident wishing to utilize the Watters Crossing clubhouse (990 Bel Air Drive) for any event or function.

The Watters Crossing clubhouse is strictly for the social use and benefit of the residents of Watters Crossing. It is not for use, at any time, by a for profit business, of any type.

The rental rates are:

- \$75.00 weekdays, Monday thru Thursday
 - \$150.00 for half days (Friday, Saturday, Sunday) (8:00 AM – 4:00 PM or 4:00 PM – 12:00 AM)
 - \$250.00 for full day (Friday, Saturday, Sunday) (8:00 AM – 12:00 AM)
- 1) In order to use the clubhouse, you MUST be a resident of Watters Crossing, and you MUST certify that you will be present for the entire event. All deposit/rental fee checks must originate from a Watters Crossing address. All underage gatherings must be supervised by the adult homeowner renting the Clubhouse. (21 or over).
 - 2) In order to use the clubhouse, a refundable \$200.00 check is required. This check will be fully refunded (by shredding) only if the following conditions are met.
 - a. Attached cleaning checklist is completed in full and signed off on by person(s) who sign this contract. The clubhouse will be checked by the clubhouse coordinator after each event to ensure compliance.
 - b. The clubhouse is returned, IN FULL, to its original condition, including, but not limited to: - All furniture returned to its original position. - All lights turned off. - All windows closed and locked. - Alarm system armed. - ALL decorations from event removed in their entirety. Nothing should be taped, stapled, or nailed to walls, doors, or ceilings. - Pushpins or 3M Command™ Strips may be used, if removed. - All garbage removed to dumpsters and plastic trash can liners replaced in all interior trash cans. - No damage to clubhouse, i.e., broken windows, furniture, refrigerator left open, etc.
 - c. The Greatroom fireplace is equipped with a gas log. Printed instructions for its use are posted on the wall inside the clubhouse. Do not operate the damper of the fireplace. The gas logs are to be operated BY ADULTS ONLY. Gas logs operational times are opposite of the pool season: Gas Logs may be operated October 1 - May 1. Failure to operate the gas logs in a safe manner and failure to ensure they are turned off upon leaving the clubhouse will result in total loss of your Security Deposit. There is no use permitted of the smaller fireplace in the rear room of the Clubhouse.
 - d. The gas stove must be operated only by adults. Ensure that all burners and ovens are off when leaving.
 - e. The Clubhouse and surrounding area is a smoke free environment. There is no smoking within the clubhouse nor anywhere on the surrounding grounds nor on any WCHOA amenities.
 - f. There are no overnight stays allowed in the clubhouse.
 - g. Do not leave any food in the clubhouse overnight.
 - h. All decorations MUST be removed when function is over.
 - i. NO SMOKING and NO VAPING at the clubhouse, the perimeter area, or on any WCHOA amenities.

A clubhouse reservation is NOT a reservation for the pool. If you intend to use the pool, please follow all pool guidelines. The pool guidelines state that guests are limited to two per Watters Crossing resident in attendance. Failure to comply with any of the above conditions may result in the immediate loss of the \$200.00 deposit check. Any damages in excess of \$200.00 are the financial responsibility of the renting party (parties).

WCHOA Clubhouse FAQs

The Watters Crossing Clubhouse is one of the most used and wonderful amenities that our neighborhood has to offer. One of the reasons it is so wonderful is due to the TLC it receives from our residential owners.

Here are some helpful hints and frequently asked questions. This is to help you ensure your rental of the clubhouse is a success.

Who may rent the clubhouse?

Only residents can rent the clubhouse. The adult resident renting the clubhouse is responsible for payment, the security deposit, and any possible damages at the Clubhouse. The adult resident **MUST** be present at all times that the clubhouse is utilized.

Does rental of the clubhouse include private pool use?

No, the pool is not available for private rental.

Does the rental include private tennis court use?

No, the tennis court is not available for private use. And children of attendees of a clubhouse function are not permitted to play on the tennis court.

What are the rental rates?

The rental rates are:

- \$75.00 weekdays, Monday thru Thursday
- \$150.00 for half days (Friday, Saturday, Sunday) (8:00 AM – 4:00 PM or 4:00 PM – 12:00 AM)
- \$250.00 for full day (Friday, Saturday, Sunday) (8:00 AM – 12:00 AM)

You **MUST** include set up time and clean up time in your rental rate. **NOTHING MAY BE LEFT OVERNIGHT** without a rental fee for the next day. Deposits are checks, money orders or cashier's checks only. Checks are made out to Watters Crossing HOA and must have a Watters Crossing resident name and a Watters Crossing residential address preprinted on them. If a money order or cashier's check is provided, a copy of the Watters Crossing Resident's Driver License and Current Water Bill, each with the resident's address must be included. There are **NO EXCEPTIONS**.

What is the deposit?

The deposit is \$200.00 and MUST BE A check with a Watters Crossing resident name and residential address.

How do I book a date?

Please check the online calendar on the website. It is recommended to verify at least 3 to 4 weeks in advance for regular dates and allow more time for holiday bookings.

What supplies should I bring?

Paper hand towels and toilet paper are provided. It is also recommended for you to bring trash bags, soap and any specialty cleaners you may want to use.

Are decorations permitted?

Yes, with the following exclusions:

- **Adhesive tape** of any type is prohibited.
- **Helium balloons** are prohibited within the clubhouse.
- Pushpins or 3M Command™ Strips may be used, if removed.

Is smoking permitted?

Smoking and Vaping are prohibited both within the clubhouse and the entire perimeter grounds and at all WCHOA amenities.

Can the clubhouse be rented overnight?

No, there is no overnight rental of the clubhouse.

Cleaning checklist MUST BE RETURNED TO RECEIVE FULL DEPOSIT BACK!

Please report any damages, household cleaning supply refill needs, or an unclean clubhouse to the coordinator immediately. Thank you for your cooperation and have a great time.

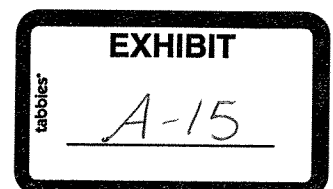
Join the community email list. Visit www.watterscrossing.com

Community Pools

Both pools and grounds are private property and for the use of Watters Crossing Residents only. These are your amenities as a resident of Watters Crossing and paid for and maintained by your HOA Dues. If you are in the pool area, please do not permit anyone into the pool area who does not have a card, for any reason. Cards are "address specific" and access may be turned off for any of several reasons.

**Pools are private property and for the use of Watters Crossing Residents only.
Guests are limited to four per Watters Crossing resident who must be present.
Pool Hours 8:00 AM to 10:00 PM.**

- Please use pool shower prior to entering the pool.
- No diving.
- No running.
- No pets at any time (except during Dog SPLASH!)
- No bikes, skateboards, roller blades, or wheels of any type
- Each person is responsible to ensure that the pool gates are closed.
- Pool gates are never to be propped open
- Only proper swimming attire allowed. No cut-offs.
- Children under the age of 13 must be attended by an adult.
- Clean diapers on young children required.
- Each family is responsible for any damage to pool and surrounding area.
- Personal flotation devices are allowed. Recreational flotation devices are prohibited.
- No glass containers. No food is permitted in or directly adjacent to the pool.
- Anyone creating a disturbance in the pool area will be asked to leave.
- Please can your trash.
- **No smoking** in all common areas of the pools and clubhouse.



Community Tennis Court

The tennis court is private property and for the use of Watters Crossing Residents only. This is your amenity as a resident of Watters Crossing and paid for and maintained by your HOA Dues. If you are in the tennis court, please do not permit anyone into the court who does not have a card, for any reason. Cards are "address specific" and access may be turned off for any of several reasons

The tennis court is private property and for the use of Watters Crossing Residents only. Guests are limited to three per Watters Crossing resident who must be present. Tennis Court hours are 7:00am to 10:00pm

- No pets.
- No glass containers
- No food
- No bikes
- No skateboards
- No roller blades.
- Each family is responsible for any damage to court, nets, and surrounding area.
- Guests are limited to three per Watters Crossing family
- Each person is responsible to ensure that the gate is closed upon departure
- No smoking in all common areas of the clubhouse and tennis court.

Do I need a reservation to use the tennis court?

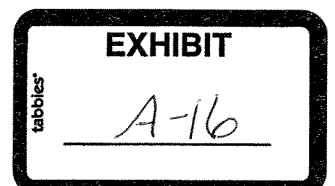
No, a reservation is not required.

How do I access the tennis court?

The tennis court is accessed with a homeowner's access card. Note that access cards are deactivated for WCHOA financial issues or Architectural Control Committee violations. If your access card does not work, please email poolaccess@watterscrossing.com

How do I report problems with the tennis court?

Email tenniscourt@watterscrossing.com



This page blank for County Clerk use only



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/11/2022 11:40:00 AM
\$190.00 CJAMAL
20220111000055590

Stacey Kemp