

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"

Revision Dates - Version:

20210831 - Initial draft for new guideline format

20220107 – Fence and Shrubs on Watters Crossing Dr., Bel Air Dr., McDermott, etc.

1 15 2023 - ACC Changes

Landscaping Guidelines

Guidelines:

All Homes within Watters Crossing are 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 found on the ACC WEB site containing a detailed description of what your landscape request or other plant proposal plan is. Plans will be delayed and/or declined due to inadequate information being provided. Normal turnover time after submittal to the ACC may be up to thirty days.

While not necessary, homeowners may request to attend a Committee meeting (usually every 60 days with exception of Thanksgiving/Christmas) using 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 thereafter.

Approval/denial by the ACC will not be issued at the time of the meeting

Landscape Beds:

Plans must include ALL the following, or they will be returned:without ACC action

- **A drawing (or plot) of the property** indicating where the landscaping will occur.
- **A detailed drawing of the proposed landscape location(s)** (hand drawn is acceptable) indicating where shrubs / plants and all additions will be placed.

Please Include in the drawing:

- What, if anything, is being removed.
 - The **name** and **locations** of all current AND proposed new plantings.
 - **Pictures** of the new plants If available.
 - The **size** (gallons) of all proposed plants
 - Use a symbol (letter / number / circle / color) to indicate each type of plant with a list identifying each plant / size to that symbol
 - The finished landscaping plan should provide for **5 -gallon** continuous **evergreen type shrubs/plants** as **primary foundation plants** (next to and across the foundation wall of the house)
 - **3- gallon plants** **gallon evergreen type shrubs/plants** are to be used as secondary plants (in front of primary). **These shrubs / plants must cover 50% of the primary foundation landscape bed and any other expanded bed (including around trees, etc.).**
 - One-gallon plantings are accepted as fill-in and edging, such as liriopes with 12” maximum spacing.
 - Any area of hardscape (river rock, border edging, etc.).
 - A color picture of all proposed hardscape.
 - Rock dimensions
 - Rock borders must be made of **Chopped Milsap Stone**
 - All areas of sod being replaced and type of sod.
 - Seeding of grass or plugs are never acceptable
- **Desired landscape start date**

Landscaping Guidelines

Please review these additional guidelines for your Landscape submission form:

1. The ACC does not accept brick nor manufactured stone. Chopped Milsap 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” along the front foundation and along a side foundation if along a side street or adjoining side alley must be continuous evergreen type plantings (are NOT dormant or dead in the winter).
3. Expanded beds (secondary areas and around trees) must be evergreen type plantings (are NOT dormant or dead in the winter).
4. ” Expanded bed” within front yards and around trees must contain and maintain a minimum of 50% coverage in evergreen type bushes (are NOT dormant or dead in the winter).
5. Replacement plants must be planted as MINIMUM five-gallon for primary (foundation) plantings and MINIMUM three-gallon for secondary/around trees plantings.
6. One-gallon plantings are accepted as fill-in and edging, such as liriopes with 12” maximum spacing coverage.
7. While perennials, annuals, and tropical plants **MAY** be considered by the ACC as additions to landscaping, they may not fulfil the foundation/secondary evergreen type plants requirement if they are **dormant** or dead in the winter
8. The ACC will consider submissions for minimal irrigation and drip irrigation. Plantings must follow foundation requirements. Away from foundation, the 50% plant coverage requirement with a minimum size required by the ACC, and non-dormant in the winter.

For clarity, we will separate **Large Front Yard Trees and Main Road Fence Lines**.

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 Front Yard Trees:

Live Oak Texas Red Oak Cedar Elm.

Main Road Fence Lines:

For Properties on Watters Crossing Drive, Alma Drive, Bel Air Drive, McDermott Drive, Bethany Road and County Road 141, please be aware of specific requirements contained in **Section 4.13 – Landscaping**.

Useful Links:

Architectural Control Committee:

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

Declaration of Covenants, Conditions and Restrictions:

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

Landscaping Guidelines

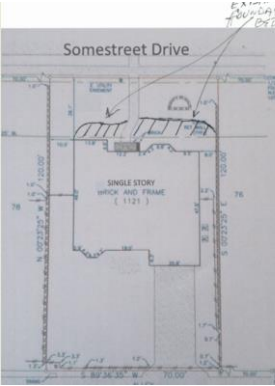
PLANT POT DIMENSIONS SIZE
(information internet
sourced)

11" wide x 9.5" tall	3 Gallon minimum for all secondary plants
12" wide x 11" tall	5 Gallon minimum for CONTINUOUS foundation plants
14" wide x 12.5" tall	7 Gallon

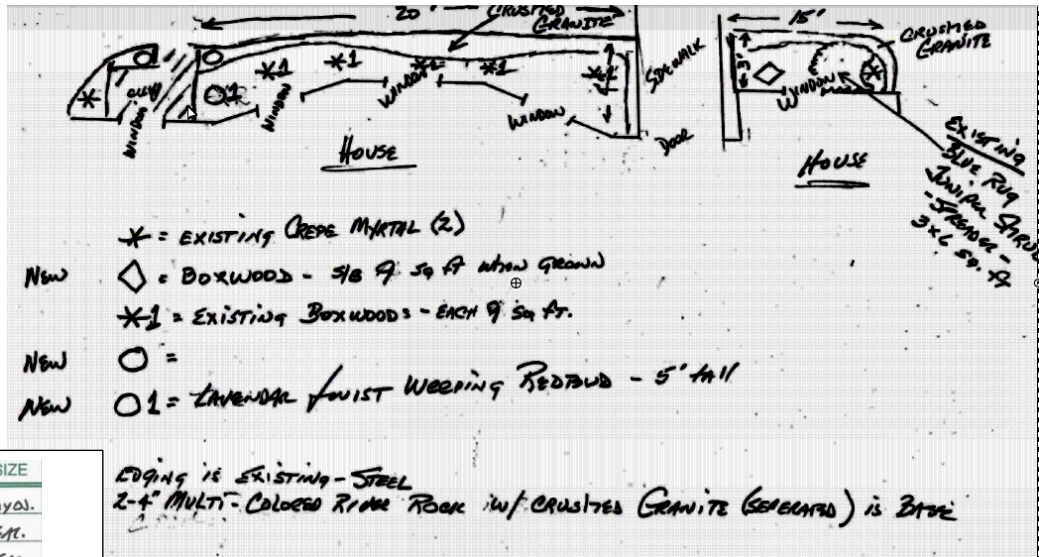
Landscaping Guidelines

Examples of Landscape Drawings to be submitted for ANY plantings:

Plot Plan:

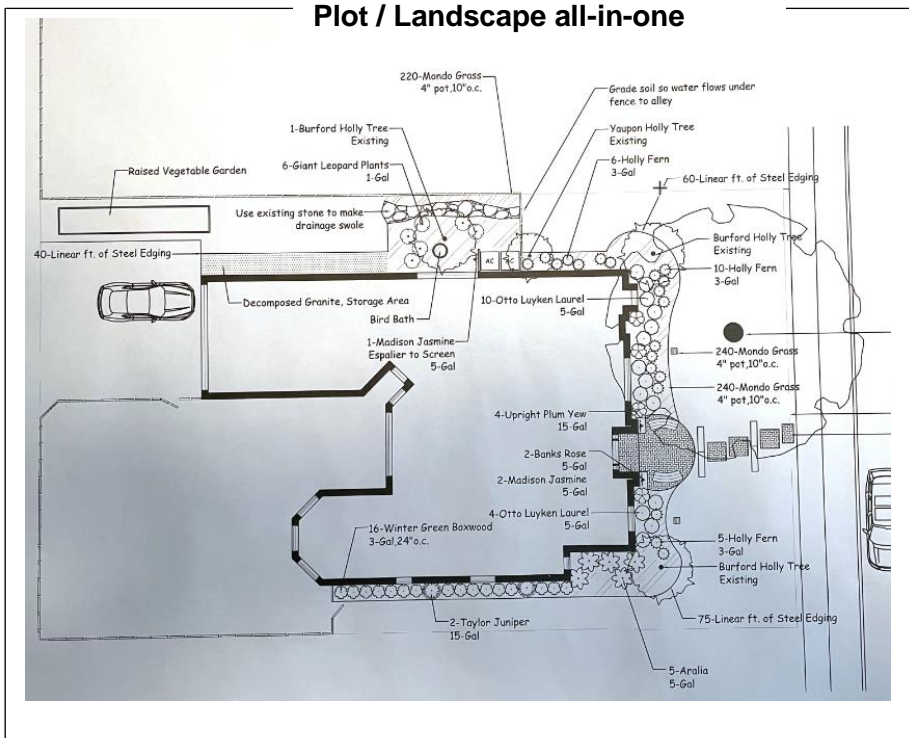


Landscape Drawings / Descriptions:



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

Plot / Landscape all-in-one



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Section 7.3 Lot Landscape and Maintenance:

As trees within Watters Crossing are maturing, the increased shade is causing the Bermuda grass to die out. Many homeowners have responded by installing St. Augustine sod. This would be compliant with the Covenants.

Additional thoughts for your Landscape plan:

Some homeowners have extended landscaping and are making use of English ivy. The situation at right **would be** in compliance with 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



Landscaping Guidelines

The list below is **not** all inclusive but is an example of Landscape items and plants that have been approved for use by WCACC. Note: Green or recycled mulch is never accepted.

Shrubbery and Plants:

Evergreen plants (Primary)

Agarita
Bar Harbor Juniper
Boxwoods: dense, evergreen shrub
Buffalo Juniper
Chinese Holly
Dianella: Handsome, strappy, green stalks with contrasting yellow stripes, Evergreen
Dwarf Burford Holly
Fatsia Japonica (Japanese Aralia): an evergreen shrub with stout, sparsely branched stems
Holly Fern (Japanese Holly Fern): serrated, sharp-tipped, holly-like leaves - Evergreen
Ligustrum - Wax leaf
Sea Green Juniper
Tam Juniper
Viburnum
Wilson Holly
Yaupon Holly (Dwarf): dense multi-stemmed evergreen shrub with a mounded form.

Secondary

Abelia
Azalea: Not always evergreen
Cleyera
Crape Myrtle (Miniature)
Elaeagnus
Indian Hawthorn
Knockout Roses
Miscanthus
Oleander
Pampas Grass
Photinias
Pennisetum
Red Yucca
Spirea: hardy deciduous shrub has captivating three-season interest
Texas Barberry
Texas Sage
Turk's Cap: Bright red flowers through the summer heat into the fall, and drought resistant.
Vitex / Chaste Tree (common names Lilac Chaste Tree, Hemp Tree, Sage Tree, or Indian Spice)

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Plant Bed Cover:

Mulch (to match front elevation)
River Rock Stones / Crushed Granite

Ground Cover: 12” maximum spacing

Ajuga
Asian Jasmine
Boston Ivy
Carolina Jessamine Clematis Vine
Coral Honeysuckle
Crossvine
English Ivy
Halls’ Honeysuckle
Hosta: perennial favorite among gardeners – Green in color
Liriope
Lysimachia, Golden Creeping Jenny, Golden Moneywort
Mondo grass
Trumpet Vine
Virginia Creeper
Wintercreeper (Purple)

Ornamental Trees:

Alba White Red Bud
Crape Myrtle
Crimson Queen Japanese Maple: low-branching, dwarf tree with a weeping form. Crimson color.
Magnolia (Little Gem)
Possum Holly
Red Bud (Oklahoma)
Savannah Holly
Yaupon Holly

Large Front Yard Trees:

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Currently Approved Trees:

Live Oak Texas

Red Oak

Cedar Elm