

# 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 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"

**Requests should be submitted to the ACC via the Request Form found on the ACC WEB site containing a detailed description as detailed below of what your shed structure request 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](mailto: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

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

20210831 - Initial draft for new guideline format

20220107 - Updates to cover height

1 15 2023- ACC Updates

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## Guidelines:

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

### Sheds must:

- Be in the back yard behind your fence
- Be completely concealed meaning not visible from any street in subdivision (per Covenant: 4.7.a)
  - Fences along McDermott Dr., Watters Crossing Dr., Alma Dr., County Road 141 (Tatum), Bethany Rd. or Bel Air Dr. are **restricted to six feet in height** by the Covenants. It must be assumed that any shed with a height over six feet would be visible from these fences.
  - The Committee does not, and never has, accepted landscaping to shed concealment.
- Be no closer to your Lot Lines than 3 feet
- Tiny Homes or similar structures for office, hobby, repair, etc. are never accepted.

### Please include:

- A Plot of the property indicating where the Shed will reside on your property
- Pictures of the planned Shed with intended materials, colors, and overall 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>