

Pool, Spa, Hot Tub and Electrical Generation 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"

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 pool/spa/hot tub 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 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

1 15 2023 – ACC Changes

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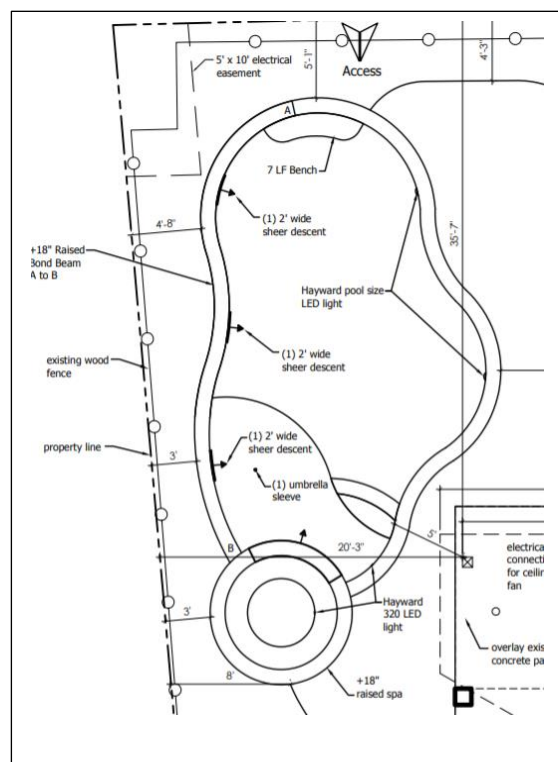
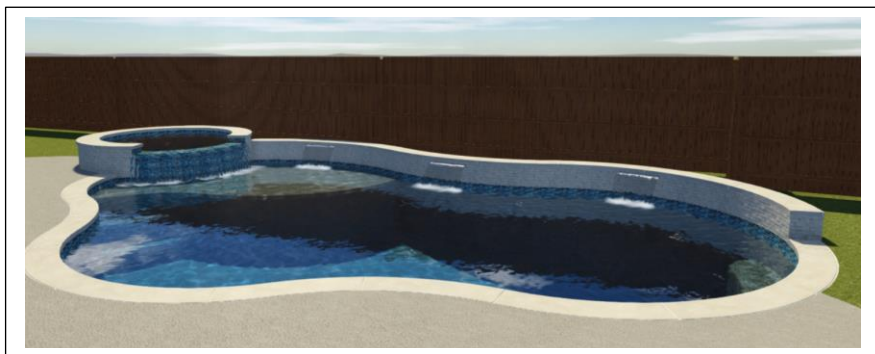
Guidelines:

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

- Pools, spas and hot tubs are to be located in side or rear yards and abide by City of Allen standards. These include minimum property lines distances.
- Pool, spa, and hot tub equipment must be enclosed (screened) as outlined in the Fence Construction and Upgrade Guidelines.
- Above ground, masonry block, vinyl lined and low hung vinyl lined pools will not be approved.
- Pneumatic pool enclosures are not permitted.
- As required by the City of Allen and Watters Crossing, pool, spa, or hot tub drainage must be routed into the sanitary sewer line.

A plot of your property showing where the pool and all pool equipment/drainage/materials/stone and pool deck will be situated is required, which will be provided by your pool company.

Please attach all these detailed documents to your request.



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External Mechanical Generation Equipment - Installation and Fences

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

- Please refer, from the ACC WEB site under **Fence Construction Guidelines (similar HVAC guidelines)**, for additional information on construction to hide equipment and information to be added to your request.
- 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 ACC reserves the right to review and approve the placement of the system on the lot.

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>