

Replacing Roof / Skylight/ Solar Panels 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 roof/skylight/solar panel 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

1 15 2023- Initial Solar Panel Guidelines

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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.
- Approximate color of either muted brown, gray or Weathered Wood, as approved by the ACC.

Roof stacks, pipes, vents, flashings, and other roof items must be:

- “Low profile” in nature and design.
- Located behind and not above the roof ridge (pipes, vents, stacks).
- **Must be painted to blend with roof color when reroofing - mandatory**

Alternative roof materials that provide additional wind and hail resistance, provide heating and cooling efficiencies greater than those provided by customary shingles 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 (i.e., clear bronze).
- “Milky” colored skylights are not preferred since they do not match typical roof colors and usually “draw attention” rather than blend with the surroundings

Revision 1 15 2023 Initial Solar Panels Guidelines:

- Copies of State of Texas solar performance mandated surveys for the individual homesite shall be provided to the ACC and HOA Designee.
- No trees shall be removed, or current trees trimmed extensively on your property other than by certified arborist standards to accommodate solar panel installation or efficiency, current or in future years.
- Solar panel frames, conduits and any electrical connections shall be black on color.
- Solar panels cannot extend higher than the roofline
- Solar panels must conform to the slope of the roof and have a top edge that is not parallel to the roofline.

PLEASE NOTE: The Association has no obligation whatsoever to maintain common areas or any other property to provide or maintain unobstructed line of sight for solar panels. Homeowners will not be permitted to cut, prune, or otherwise clear trees, shrubs, or other vegetation from common areas to provide or maintain unobstructed line of sight for solar panels, nor are the lot owners allowed to clear their own property if in violation of Association or City of Allen guidelines.

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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>