

General Home Improvements Guidelines

*Including: Storm Doors, Gutters, Front Yard Swings
Sidewalks, Trash / Recycle Polycarts, Front Entrance Hand Railings*

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 pergola/gazebo/attached shade 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@waterscrossing.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

SECTION 7.4 Maintenance of Improvements

"Each lot owner (a) shall maintain the exterior of all buildings, fences, walls, and other improvements on his lot in good condition and repair; (b) shall replace worn and rotten parts; (c) shall regularly repaint all painted surfaces; and (d) shall not permit the roofs, rain gutters, downspouts, exterior walls, windows, doors, walks, driveways, parking areas, or other exterior portions of the improvements to deteriorate."

Revision Dates - Version:

20210831 - Initial draft for new guideline format

1 15 2023- ACC Changes

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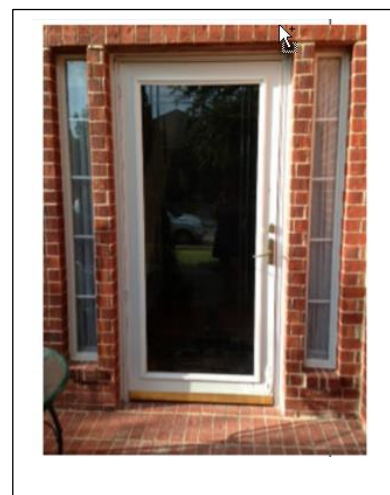
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Storm Door:

Recognizing that there are some homeowners wishing to have a screen at their front door at certain times, the ACC has elected to accept the following specific types of storm doors 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 at the right would be acceptable installation – following review and approval by the ACC. To assist you, there are several storm doors currently installed in Watters Crossing homes.

- **Required Information:**
 - A colored drawing, brochure, or picture of the proposed storm door and the intended color.
 - Not needed on Request Form: Elevation, Surface Description and Property Plat



Gutters:

- Gutters should match existing external colors (trim, mortar, roof)
- If partial replace, replacement gutters must match existing gutters in color, size and style.
- **Required Information on request:**
 - A drawing or copy of your plat indicating the proposed gutter and downspout location on the existing house.
 - A colored chip and description of the proposed gutter / downspout color.

RAILING (Front Entrance Hand Railings)

- Installation / replacement of Front Walk Hand Railings:
 - Railings should be made from high quality durable metal construction
 - Colors: Black only.

APPLICATION CONTENTS •

- **Required Information:**
 - A drawing or picture of the proposed location
 - Method of attachment to surface (walk, ground, etc.)
 - A color picture and name (brochure) of the proposed railing
 - Planned start date of project

Sidewalks (along the road): (No Request Form necessary if replaced as existing.)

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Sidewalk repair is a shared opportunity between the individual homeowner and the City of Allen.

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



Front Yard Swings: (No Request Form necessary)

Front Yard Swings are to be removed from sight when not in use. NMI will police this policy and issue violations/fines as warranted.

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>

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Trash & Recycle Polycarts: (No Request Form necessary)

Section 4.7h of the Declaration of Covenants states:

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

The Committee's view towards trash containers in light of Section 4.7h of the covenants is that polycarts, other than the day of trash pickup, must be concealed from view to any street.

Please Note:

- Polycarts are not to be moved to the end of the driveways/alley until the evening of the day prior to collection.
- Polycarts must be removed from ends of driveway/alley by the night of the day of collection.
- **Polycarts cannot be stored in any area visible to any street. If they are, they must be concealed per ACC Fence Guidelines(similar HVAC Guidelines) and receive prior ACC approval.** Concealment methods may include:
 - Fencing (note that ACC review is necessary prior to any fence construction).
 - Location adjacent to garage, in garage or in 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 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 in Watters Crossing that are not serviced by an alley (a front load garage) as these driveways are most visible to the street or streets.

Keep your trashcans 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 their customer service representative.

During our growth as a city, Watters Crossing has become a highly desirable neighborhood in which to live. Various realtors have made this statement at community functions,.. We must all work together to maintain that desirability which also works to enhance our property values. The continual visibility of trash containers does nothing to enhance that value. We do appreciate everyone's cooperation with the enforcement of this covenant.