

Watters Crossing  
Architectural Control Committee  
May 28, 2019

The Architectural Control Committee (ACC) held its regular monthly meeting on May 28, 2019. Committee members present were Gordon McAleb, Joe Eberle, Joe Smith, Aubrey Moore, Larry Ciske, and Denny Adelman.

**REMINDERS:**

- **Garages:** Must be maintained to allow for the parking of the number of vehicles inside for which they were designed. If your garage is being used for purposes other than parking two vehicles within, you are in violation of Section 4.4 of the Declaration of Covenants, Conditions, and Restrictions of Watters Crossing.
- **Street Parking:** On street parking is permitted within Watters Crossing. However, the ACC does receive complaints concerning the number of cars parked on streets; cars parked on both sides of the road; cars parked too close to stop signs, and cars not their own parked in front of their house. These situations cause visibility issues and there is a great concern for the children here. Please be considerate and mindful of your neighbors. **DO NOTE:**
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  - No boats, trailers, vehicles can be stored in the driveway in front of a garage door and prevent that bay from being used.
  - If your garage is occupied with vehicles, please utilize your driveway where possible. Note that a vehicle cannot be on grass.
  - Do not park near stop signs.
  - Do not block mailboxes.
  - No car can be parked in the street and covered as if in storage.
  - RVs, boats, watercraft, and trailers, can never be stored on the streets within Watters Crossing.
- **Dogs:** Section 4.7.G of the Covenants notes that dogs must be kept in a fenced in yard, restrained, or kept indoors. Also noted is that **all pet debris must be cleaned up**. The ACC, as well as the Board, continue to receive complaints concerning dogs which are permitted to relieve themselves in front yards and the wastes remain. Please be considerate of your neighbors and pick up after your pets.
- **Tree Removal:** The removal of any trees from the front yard must be sent in to the ACC prior to this work being done. This includes removal due to disease. The Covenants specify that one tree (live oak, red oak, or cedar elm) which is ten feet tall at time of planting must be in the front yard of each property.
- **Tree Trimming:** Have your front yard trees grown to the point that they hang down over the sidewalk in the front of your property? If so, please take steps to raise the canopies on these trees so that passersby may use the sidewalks. This is another item that the ACC received complaints on. Trimming will also permit more light to penetrate beneath the tree and help where grass may be thinning.

**Plan Submission:** Please review the Review Procedures which are posted online in the WCHOA website. Failure to submit plans prior to property improvements can delay your plans and, in some cases, result in a costly correction to your plans. Please note that there is a photo/sample section in the website devoted to the construction of new fences. Please note that while it is not necessary to attend a meeting for plans to be reviewed, for very extensive construction plans, this can be a timesaver for homeowners. If questions come up from the Committee members, they can be addressed immediately and not hold up the review process. In submitting new fence plans, please follow the Review Procedures guidelines and include all information. This will prevent your construction plans from being delayed. Various Guidelines Forms are at [www.watterscrossing.com](http://www.watterscrossing.com)

- Installation of yard signs will void your approval. **NO CONTRACTOR SIGNS ARE PERMITTED.** Contractor signs are not permitted at any time. Yard / garage sale signs are never permitted and will be removed. The WCHOA sponsors both a spring and fall yard sale. If you are planning a yard sale, please join in with the community at those times and benefit from the increased traffic this event provides.  
With the sale of a home, one sign is permitted in the front yard of the property. Open house signs, realtor signs, etc, in other areas of Watters Crossing will be removed.

- These approvals are valid for a period of six (6) months. *If work is not commenced and completed within that time, new plans must be submitted.*
- No hard copy approvals will be mailed to individual homeowners. *Approvals are posted at [www.watterscrossing.com](http://www.watterscrossing.com) within several days of the meeting date. If you have submitted plans, we recommend you print this online approval list for your records.*
- In checking for your project below, dates in parentheses are when plans were received by the ACC.

**Projects reviewed during May 2019:**

400 Watters Crossing Court (5/1/2019 via eform). Request to complete landscaping per plan included. Reviewed via email among six ACC members and approval emailed to homeowner 5/8/2019.

205 Fairfax Drive (5/2/2019 via eform). Request to install new windows with muntins on front elevation and without muntins on all other elevations. Reviewed via email among six ACC members and approval emailed to homeowner 5/2/2019.

1312 San Mateo Drive (5/2/2019 via eform). Request to install new roof in color "Weathered Wood". Reviewed via email among six ACC members and approval emailed to homeowner 5/3/2019.

1145 Hampton Drive (5/6/2019 via eform). Request to replace rotting trims and paint to match existing siding color. Reviewed via email among six ACC members and approval emailed to homeowner 5/6/2019.

309 Sonoma Drive (5/6/2019 via eform). Request to install HVAC concealment fence per details supplied. Reviewed via email among six ACC members and approval emailed to homeowner 5/8/2019.

1211 Riverside Court (5/9/2019 via contractor email). Request for fence construction. Partial approval emailed to homeowner 5/13/2019. No approval given for plan to construct fence within 10' restricted conservation easement at rear of property which applies to multiple property owners between Riverside Drive and Montgomery Farm.

1215 Newberry Drive (5/9/2019 via eform). Request to install new fence per details provided. Reviewed via email among six ACC members and approval emailed to homeowner 5/9/2019.

1212 Newberry Drive (5/14/2019 via eform). Request to stain existing fence. Reviewed via email among six ACC members and approval emailed to homeowner 5/15/2019.

205 Fairfax Drive (5/3/2019 via email). Request to replace all windows at this address in white framed windows with no muntins. Reviewed via email among six ACC members and approval emailed to homeowner 5/5/2019.

1135 Hampton Drive (5/15/2019 via email). Request to replace rotting trims and paint home in the existing beige-tan color. Reviewed via email among six ACC members and approval emailed to homeowner 5/16/2019.

204 Fairfax Drive (5/15/2019 via email). Request to replace rotting trims and paint home siding in color Wetland Clay. Reviewed via email among six ACC members and approval emailed to homeowner 5/16/2019.

1225 Covina Court (5/22/2019 via eform). Request to install new roof in color "Weathered Wood". Reviewed via email among six ACC members and approval emailed to homeowner 5/22/2019.

405 Irvine Drive (5/21/2019 via eform). Request to install new roof in color "Weathered Wood". Reviewed via email among six ACC members and approval emailed to homeowner 5/22/2019.

402 Irvine Drive (5/23/2019 via contractor email). Request to install new fence per detained plans provided. Reviewed via email among six ACC members and approval emailed to homeowner 5/23/2019.

1419 Imperial Drive (5/8/2019 via eform). Request to stain existing fence in color "medium brown". Reviewed via email among six ACC members and approval emailed to homeowner 5/8/2019.

302 Sonoma Drive (5/27/2019 via eform). Request to construct HVAC shielding fence per plans included. Reviewed via email among six ACC members and approval emailed to homeowner 5/28/2019.

The next meeting of the ACC is Tuesday, June 25, 2019, at the Clubhouse.  
All projects submitted during June will be reviewed at the June 25, 2019 meeting.

*The Architectural control Committee would like to thank the homeowners who work within the approval guidelines for improvement projects within Watters Crossing.*

Denny Adelman, ACC Chair