

FAQ from the Architectural Control Committee

The Watters Crossing Architectural Control Committee wishes to thank the many, many homeowners who work within the guidelines of the Covenants. Each of us working together helps to maintain the high standards within the community of Watters Crossing. These standards, along with the numerous greenbelts, open spaces, and other amenities within Watters Crossing continue to make our community a highly desirable place to live.

Following are some of the most frequently asked questions of the ACC,

Q. What are the Covenants?

A. The Declaration of Covenants, Conditions, and Restrictions is a legally binding document applying to all homeowners within the master-planned community of Watters Crossing.

Q. I do not have a copy of the Covenants; how do I receive a copy?

A. It is required that a copy of the Covenants be provided to a homeowner at the closing when the house was purchased. The Covenants are posted in the website of Watters Crossing at: **Error! Bookmark not defined.** If a hard copy is needed, homeowners may contact the Board Secretary. There is a \$25.00 fee for a hard copy.

Q. How do the Covenants affect me?

A. The Covenants control many things within Watters Crossing. Some items are: Upkeep of the property of homeowners; Improvements to the property of homeowners; Uses of the property of homeowners; the common areas of Watters Crossing; and the establishment of both the HOA Board of Officers and the Architectural Control Committee. The Covenants apply to, and protect, all homeowners.

Q. How are the Covenants administered?

A. As established in the Covenants, the Architectural Control Committee (ACC) is an appointed committee, consisting of five members, plus one alternate member, which administers the Covenants. Most importantly, all improvements and/or changes to properties within Watters Crossing must be approved by the ACC prior to any improvement and/or change commencing.

Q. How do I obtain approval?

A. Plans for construction, changes, and/or improvements must be submitted to the ACC **prior** to any work commencing. The **review procedures** are shown elsewhere in this newsletter and are posted on-line in the website of Watters Crossing. The review procedures list what is needed by the ACC and where to send plans.

Q. What improvements need approval?

A. All exterior construction / improvements must have prior review and approval of the ACC. Most commonly, this includes (but is not limited to) fence replacement, fence staining, roof replacement, exterior painting, patio covers, decks, pools, swings/playhouses, satellite dish installation, and storage buildings.

Q. Why do I need approval to replace my fence?

A. The Covenants list a number of restrictions on fences including height and materials. Additionally, fences on certain street have specific restrictions. Color is also reviewed.

Q. I need approval to paint the outside of my house or replace the roof?

A. Yes.

Q. Why would I need approval for these items?

A. Roof and exterior colors must be approved by the ACC. There would be a potential major expense to a homeowner with a roof or exterior paint color, which has had no ACC review and is found, to be in violation of the Covenants.

Q. How long does it take to receive approval?

A. The ACC meets once per month, the last Tuesday of every month (the November and December meetings are combined into one meeting). Meetings are at the Clubhouse. A response to submitted plans are replied to within 14 days of the meeting date.

Q. Can I attend the ACC meeting to go over my plans?

A. Any homeowner can attend the ACC meeting by scheduling with a member to be on the agenda. However, it is not necessary to attend a meeting to present your plans, unless they are quite extensive.

Q. Do I have to wait a month for approval of plans?

A. Like most things in Watters Crossing, the ACC is composed of volunteer homeowners. The meetings are once per month. Plans received after a meeting are reviewed at the following meeting. Obviously, plans received a week or a few days prior to the meeting, will receive a quick response. Conversely, plans received a few days after the meeting will not be acted on until about 5 weeks later. If there is a problem with submitted plans (more info needed, changes needed) then approval can be delayed further. It is most important to submit plans as far out from a planned project start date as possible.

Q. I have already scheduled a contractor to start next week. Must I wait?

A. All construction / improvements within Watters Crossing that has not had prior review and approval of the ACC is in violation of the Covenants and subject to removal.

Q. Will my plans be approved as submitted?

A. For major projects, the ACC works with homeowners to make adjustments to plans which would bring the plans into compliance with the Covenants. This prior review prevents costly expenses to a homeowner should a non-reviewed project be found to be in non-compliance with the Covenants.

Q. Beside construction and / or improvements to properties, what other restrictions are in the Covenants?

A. Other common restrictions include:

- No signs are permitted to be posted in Watters Crossing. Exempt signs would include signs for the sale of a home (restricted to one sign) and signs for WCHOA sponsored functions.
- Boats and trailers are never permitted to be parked on any street within Watters Crossing, at any time. Continued violations result in a special assessment.
- Boats and trailers may not be stored in any driveways. There are specific restrictions within the Covenants regarding the storage of boats on properties, most importantly; they must be completely concealed from public view.
- Yards, foundation plantings must be maintained to the level of Watters Crossing. The ACC receives numerous complaints on yard upkeep.

Q. How do I contact the ACC?

A. Correspondence with the ACC must be in writing, to: WCACC, P.O.Box 1336, Allen, TX 75013. For questions only, contact the chairman as noted in the website and elsewhere in this newsletter.