

**Watters Crossing
Architectural Control Committee
March 27, 2018 Meeting**

The Architectural Control Committee (ACC) held the monthly meeting on Tuesday, March 27, 2018. Committee members **Larry Ciske, Joe Eberle, Joe Smith, Aubrey Moore, and Denny Adelman** were in attendance.

ACC Reminders:

- We ask all homeowners to return their **polycarts** to an out of view location following pick-up. They cannot be left visible to street view. This a Covenant of Watters Crossing and a Code Ordinance for the City of Allen. Specific [Polycart Guidelines](http://www.watterscrossing.com) are listed in the ACC tab at www.watterscrossing.com
- If you received a letter in your mailbox concerning a visible satellite dish, we ask that these be moved to areas not visible to the front. The ACC will be sending more specific letters to homes where dishes remain in view to front streets. Specific Satellite Guidelines are in the ACC tab at www.watterscrossing.com
- Storm Door installation require ACC review and approval. Specific Storm Door guidelines are located in the ACC tab at www.watterscrossing.com
- Please be sure that all **exterior uplighting** on home front elevations have been changed from seasonal colors, back to white. And that **porch lights** are white also. There are specific Exterior Lighting guides in the ACC tab at www.watterscrossing.com on changes and new exterior lighting installs.

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

Please bear in mind that the items below represent only a portion of the ACC agenda for the 3/27/2018 meeting. In addition to the review of these projects below, numerous Covenant violations, some continuing from past meetings and some new, were discussed and acted upon.

In checking for your project below, dates in parentheses are when plans were received by the ACC. Also, please note:

- NO CONTRACTOR SIGNS ARE PERMITTED.
- THESE APPROVALS ARE VALID FOR A PERIOD OF SIX (6) MONTHS.
- HARD COPY APPROVALS WILL NOT BE MAILED TO INDIVIDUAL HOMEOWNERS

New Business

1415 Imperial Drive (3/22/2018 via contractor plans email) plans for solid roof patio. Plans and photos supplied. Reviewed via email among six ACC members and approval emailed to homeowner 3/25/2018.

307 Fairfax Drive (3/23/2018 via electronic form) request to complete landscaping in response to landscaping violation. Reviewed via email among six ACC members and approval emailed to homeowner 3/25/2018.

1000 Edgemont Court (3/21/2018 via electronic form) request to replace all glass on front elevation of home. There will be no muntins. Reviewed via email among six ACC members and approval emailed to homeowner 3/25/2018.

1010 Bel Air Drive (3/19/2018 via electronic form) request to paint home exterior in Cape Hatteras per chip supplied. Front door to be Deep Creek. Reviewed via email among six ACC members and approval emailed to homeowner 3/22/2018.

1120 Bel Air Drive (3/19/2018 via electronic form) request to install new landscaping per detailed plans provided. Reviewed via email among six ACC members and approval emailed to homeowner 3/19/2018.

1009 Bel Air Drive (3/16/2018 via email) request to replace roof on rear yard pavillion in response to ACC violation letter. Reviewed via email among six ACC members and approval emailed to homeowner 3/22/2018.

308 Belvedere Drive (3/20/2018 via electronic form) request to complete landscaping including border per pictures, drawing provided. Reviewed via email among six ACC members and approval emailed to homeowner 3/25/2018.

1009 Westwood Court (3/21/2018 via emailed plans and pictures. Reviewed via email among six ACC members and approval emailed to homeowner 3/25/2018.

1413 Placer Drive (3/19/2018 via electronic form) plans for installation of a treated lumber deck over the existing concrete pation. Also plans for a freestanding pergola per details and drawings provided. Reviewed via email among six ACC members and approval emailed to homeowner 3/25/2018.

1401 San Mateo Drive (3/16/2018 via emailed documents) pool installation plans. Reviewed via email among six ACC members and approval emailed to homeowner 3/25/2018.

405 San Mateo Drive (3/15/2018 via electronic form) request to replace damaged wood, paint home exterior in color "Whitetail" per chip attached. Reviewed via email among six ACC members and approval emailed to homeowner 3/15/2018.

1220 Bel Air Drive (3/5/2018 via email from contractor) request to constructe fence on Bel Air Drive:

- Height will be six feet tall in any area not junctioning with stone columns
- On areas junctioning with stone columns, fence will be no higher than the eundersaide of the stone capital
- Fence will be centered on stone columns
- Transitions in height will be via steps where each step is no greater than 12" and not closer to next step than 12"
- Steel posts on fence interior. All steel posts visible to any street will be covered in matching, stained wood on four sides
- Cedar, six inch board-on-board construction
- One treated lumber kickbase to be usedfor leveling purposes only.
- Stained medium brown
- Reviewed via email among six ACC members and approval emailed to homeowner 3/6/2018

The April 24, 2018 ACC meeting is CANCELLED.

All projects submitted during the months of April and May will be reviewed at the May 29, 2018 meeting.

Any construction beginning with no prior review and approval of the Architectural Control Committee is in violation of the Declaration of Covenants, Conditions, and Restrictions of Watters Crossing and subject to immediate removal.

Next Meeting is Tuesday, May 29, 2018 at 7:00 PM, at the Clubhouse