

Watters Crossing  
Architectural Control Committee  
May 30, 2017

The Architectural Control Committee (ACC) held its regular monthly meeting on Tuesday, May 30, 2017. Members **Gordon McAleb, Richard Reynolds, Michelle Massi, and Larry Ciske, and Denny Adelman** were present.

## REMINDERS:

**IMPROVEMENTS TO PROPERTIES:** All exterior work on properties within Watters Crossing must have prior ACC review and approval before work can commence. Note that if you have your contractor submit plans and the final work is determined to be in non-compliance, the responsibility rests with you, the homeowner and not the contractor. Please note that if any exterior work is completed with no ACC review and then found to be in non-compliance, the expenses to change to be in compliance will be with the homeowner. Exterior painting, fence replacement / staining, and roof replacement are items of which the ACC can expedite reviews via the online electronic forms. This reduces the time of having to wait for the next monthly meeting of the ACC. Electronic forms, Review Guidelines, and more are available at in the Watters Crossing Website [HERE](#).

Also note, as has been published in the past:

- It is the homeowner's responsibility to secure any and all necessary permits required by the City of Allen.
- It is the homeowner's responsibility to abide by all items in the Declaration of Covenants, Conditions, and Restrictions of Watters Crossing. Projects reviewed by the ACC are looked at for aesthetics, design, conformity to the neighborhood, etc of that particular design. If the final construction violates a specific Covenant not discussed in the review, the homeowner will be required to correct the issue.

The items below represent only a portion of the ACC agenda for the 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.

- **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.*
- ***HARD COPY APPROVALS ARE NO LONGER MAILED TO INDIVIDUAL HOMEOWNERS. PRINT THIS WEBPAGE AND KEEP FOR YOUR RECORDS.***
- In checking for your project below, dates in parentheses are when plans were received by the ACC.

1211 Sonoma Drive (5/19/2017 via electronic form) request to stain fence in color dark walnut per chip attached. Approval emailed to homeowner 5/22/2017.

1204 Bel Air Drive (5/17/2017 in response to ACC violation letter. Proposal to install six foot wood pickets over existing six foot wrought iron driveway gate with adjacent eight foot cedar fence. Not approved as submitted.

305 Plumas Drive (5/7/2017 via electronic form) request to stain fence exterior cedar naturaltone and fence interior unfinished wood. Approval emailed to homeowner 5/12/2017.

1225 Irvine Drive (5/7/2017 via electronic form) request to install patio gazebo per picture attacehd. Approval emailed to homeowner 5/22/2017.

201 Fairfax Drive (4/30/2017 via email) request to stain fence in color Heart Redwood and chip included. Approval emailed to homeowner 5/23/2017

1214 Sonoma Drive (5/6/2017 via email from contractor) request to construct fence section to junction with neighbor's on west side of property per drawing attached. Approval emailed to contractor 5/23/2017.

316 Sonoma Drive (5/2/2017 via electronic form) proposal to paint home exterior in "Natural Grey" which is a medium gray per chip supplied. Front door to be same color. Approval emailed to homeowner 5/4/2017.

203 Fairfax Drive (request to paint home exterior trim in color "light gray" and front door in "yellow". Disapproval of front door color emailed to homeowner 5/23/2017.

1206 Cordova Drive (5/1/2017 via electronic form) request to stain fence in color "brown" per chip included. Approval emailed to homeowner 5/2/2017.

**Next Meeting is Tuesday, June 27, 2017, 7:00 PM, at the Clubhouse.**

*We would like to thank the homeowners who work within the approval guidelines for improvement projects within Watters Crossing.*

**Denny Adelman, ACC Chair**