

WATTERS CROSSING

Watters Crossing Architectural Control Committee Declaration of Covenants, Conditions, and Restrictions General Guidelines

In order to further assist the homeowners of Watters Crossing with the Review Process, the Architectural Control Committee (ACC) will be publishing a series of guidelines, which will further explain the criteria used by the ACC on reviewing projects submitted by homeowners. It is the intent of the ACC to make these guidelines available in the Watters Crossing Website, the Watters Crossing Newsletter, and as a part of the new homeowners packet from the Welcoming Committee.

The fifth in this series will offer guidelines on submitting plans for exterior lighting. These guidelines are general in nature and are not meant to replace the specifics outlined in the Covenants.

Please note that these guidelines are not meant to “shortcut” the approval process. All construction plans, both new and for replacement of existing construction, must be submitted for review to the ACC **PRIOR** to the commencement of any construction. We hope you find these guidelines useful in submitting any future plans you may have. Finally, some useful links on the Watters Crossing website:

Architectural Control Committee: <http://www.watterscrossing.com/architecturalcontrol.html>

Declaration of Covenants, Conditions, and Restrictions:
<http://www.watterscrossing.com/Covenants.rtf>

Review Procedure Form
<http://www.watterscrossing.com/reviewprocess.rtf>

Frequently Asked Questions
<http://www.watterscrossing.com/Reminders.rtf>

- The addition of exterior lighting to properties within Watters Crossing will be submitted to the Architectural Control Committee (ACC) for review and approval prior to installation.
- Lighting installed at the front doors of homes will be typical for the neighborhood and in context of the particular home. Scale, style, and color are major considerations.
- Exterior lighting of a general usage, not at front door locations and on any of the three front (street facing and left and right facing) elevations of a property, will be one of two types:
 - Upwards wall wash located at the base of walls and focused such that the light washes up the building face. These fixtures are typically surfaced mounted to brick.
 - Downwards wall wash installed typically in soffits such that the light washes down the building face. These fixtures will be recessed.
- Other than on the rear elevation of a property, (generally not visible to streets) no bare, exposed spotlight type fixtures (similar to upper photo) will be installed on building exteriors to provide general illumination.
- No industrial type exterior lighting will be installed. (Anything similar to lower photo)

