



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 in 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 first in this series will offer guidelines on submitting fence projects, including stain colors. These guidelines are general in nature and are not meant to replace the specifics outlined in the Covenants concerning fences. Please note that the issue of fences is addressed in a number of different sections within the body of the Covenants and that there are specific areas of Watters Crossing that have unique fence restrictions.

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 for fence construction and/or staining.

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>

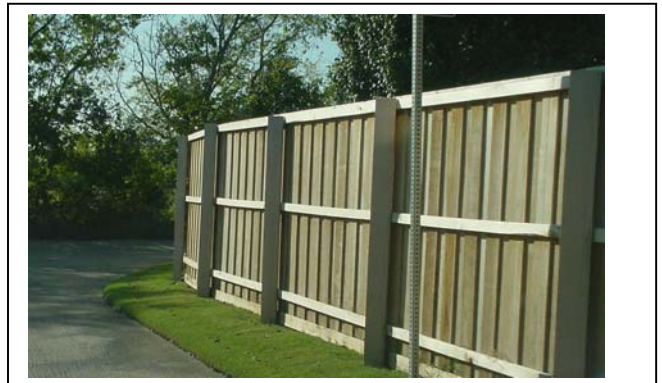
- Fences on any Lot adjacent to McDermott Drive, Watters Crossing Drive, Alma Drive, County Road No. 141 (Tatum), Bethany Road or Bel Air Drive, are governed by Section 4.12 Screening Fence which includes specific language related to stone columns, fence height, and construction techniques.



- In general, lattice is not an approved fencing material for use within Watters Crossing. Lattice may be used for accent sections or as a fence topper. When used, lattice must be integrated into the fence structure and be framed. Lattice will not be approved to block the view of boats, sheds or other structures that must be completely blocked from view.



- The fence construction method preferred by the ACC is for all supports and posts to be on the interior of the fence. However, if constructed with steel posts, regardless of facing in or out, the metal posts visible from any street must be fully enclosed in wood matching the rest of the fence construction.



- The materials and color for any fence construction must be approved by the ACC. Board-on-board construction in natural cedar is an excellent example of a fence design.



- Designs other than Board-on-board are acceptable within Watters Crossing. Capped slat fences are another example of an acceptable fence design.



- The transition between fences of 6' and 8' (the only allowable heights within Watters Crossing) must transition smoothly over a 10' span. This is detailed in section 4.11 Fences and Walls.



- By working with your neighbor, the junction of two fences can be coordinated to beautify the look of both fences and their respective homes.

