

WATTERS CROSSING

General Landscaping Upkeep Guidelines

Please go to the Architectural Control link of the Watters Crossing Website, www.watterscrossing.com for more detailed information regarding Landscaping Maintenance.

Section 7.3 Lot Landscape and Maintenance

Section 4.4U of the Watters Crossing Declaration of Covenants, Conditions, and Restrictions states that all front and side lots visible to all streets must be sodded and maintained. As trees within Watters Crossing are maturing, the increased shade is causing the Bermuda grass to die out. Many homeowners have responded by installing St. Augustine sod. This would be compliant with the Covenants.

Some homeowners have extended landscaping and are making use of English ivy. The situation **at right** would be in compliance with the Covenants.



Another option is to increase the size of the existing landscaping bed and to utilize shade-loving plants. The situation **at right** would be in compliance with the Covenants.



Again, an extension of the existing landscaping bed to include shade-loving plants would be a solution. The situation **at right** would be in compliance with the Covenants.



Review Procedures

Following are the Review Procedures that each Homeowner and the Architectural Control Committee will adhere to regarding any improvements in residential properties within Watters Crossing:

- Homeowner shall review Declaration of Covenants, Conditions, and Restrictions; specifically, Article IV, "Construction of Improvements and Use of Lots" and Article V, "Architectural Control Committee"
- Homeowner shall submit all requests **in writing** to:
Watters Crossing
Architectural Control Committee
P.O. Box 1336
Allen, Texas 75013-0022
- No verbal requests will be taken
- Homeowner will include:
 - What you intend to do
 - Plot plan, in rough form, with dimensions
 - Elevation, in rough form, with dimensions
 - Description of all surface finishes
 - Desired construction start date
 - Paint and/or stain chip
 - Full name and address
 - Email address
- All requests will be reviewed at the monthly meeting following receipt of such requests
- Homeowner may request their attendance at the Committee meeting by contacting any individual Committee member and requesting to be placed on the meeting agenda
- Following review by the Committee, requests will be either approved, or disapproved
- Notification to be POSTED to the Watters Crossing Website at www.watterscrossing.com within three (3) days of meeting date
- Committee may make suggestions to the homeowner's requests, which would result in approval of requests

It is recommended that you attach this form to your Declaration of Covenants.