

WATTERS CROSSING

General Painting and Stain Guidelines

Please go the Architectural Control link of the Watters Crossing Website, www.watterscrossing.com for more detailed information regarding the Declaration of Covenants, Conditions, and Restrictions of Watters Crossing.

SECTION 7.4 Maintenance of Improvements

"Each lot owner (a) shall maintain the exterior of all buildings, fences, walls, and other improvements on his lot in good condition and repair; (b) shall replace worn and rotten parts; (c) shall regularly repaint all painted surfaces; and (d) shall not permit the roofs, rain gutters, downspouts, exterior walls, windows, doors, walks, driveways, parking areas, or other exterior portions of the improvements to deteriorate."

In addition to its normal, monthly meetings, the Architectural Control Committee (ACC) conducts an annual, detailed review of each of the three phases of Watters Crossing. To avoid any bias, the member reviewing a particular phase does not live in that phase. The results are then reviewed as a group, followed by a review by the Chair for final confirmation.

Typically with this review, a significant number of fence issues become apparent. This year, however, there were an inordinate number of homes in immediate need of painting, including replacement of rotting wood. In some cases, the rotting wood was siding, but the majority of situations involved wood trim. Chimneys are a very common area of rot.

Ordinarily, the ACC would begin to issue letters to these homeowners. In this case, and given the time of year, we are publishing articles such as this as one means of alerting homeowners to survey their property. Does it need paint? Is there rotting wood, especially vertical trims and chimneys? If so, please plan to address this via the Review Guidelines. Please remember that all painting, even in the same color, must be submitted for review by the ACC.

The ACC will begin addressing the issue of painting needs and rotting trims mid-2011 via direct communication to individual homeowners. To avoid this next step in the process, please address any issue with maintenance of your home exterior via the Review Guidelines prior to 7/1/2011.

The entire ACC and your neighbors appreciate your addressing this now as needed.

Denny Adelman
WCHOA / ACC, Chair

Mike Shisko
Richard Reynolds

Mark Libby
Rick Simchik

Gordon McAleb