

WATTERS CROSSING

HVAC Guidelines

Please go to 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.

The Declaration of Covenants, Conditions, and Restrictions of Watters Crossing provides for the concealment of HVAC equipment in Section 4.7.u which reads:

“All mechanical equipment including, but not limited to, HVAC equipment, shall be located on the side or rear of each Lot and shielded from public view from any adjacent street.”

Concealment will be via a fence panel(s), which is a minimum of six feet in height and four feet wide (width is minimum and is dependent upon concealment).

We will grandfather all HVAC equipment where original landscaping is in place to provide for complete concealment. After 1/1/2016, all HVAC equipment that is not completely concealed by landscaping will be considered to be in violation of Section 4.7.u. The concealment will need to be completed via fencing as above.

Historical Recap:

1/1/2015: New landscaping will no longer be approved by the ACC as a means of HVAC concealment.

1/1/2016: All HVAC equipment, where landscaping has been installed as a means of concealment, which is not completely concealed, will be in violation of Section 4.7.u

The members of the ACC believe this will improve the appearance of Watters Crossing by satisfying the specifics in Section 4.7.u. Thanks for your understanding and help in making Watters Crossing such a great neighborhood in which to live.