Window / Shutter Replacement Guidelines

Architectural Control Committee

Section 5.1: Authority: Except as specifically provided for homebuilders in Section 5.3, no landscaping shall be undertaken, and no building, fence, wall or other structure shall be commenced, erected, placed, maintained or altered on any Lot, nor shall any exterior painting of, exterior addition to, or alteration of, such items be made until all plans and specifications and a plot plan have been submitted to, and approved in writing by the Committee.

Section 5.4: Standards: The Committee shall use its good faith efforts to promote and ensure a high level of taste, design, quality, harmony and conformity throughout the Property consistent with this Declaration. The Committee shall have sole discretion with respect to taste, design, and all standards specified herein. One objective of the committee is to prevent unusual, radical, curious, odd, bizarre, peculiar or irregular structures from being built on the Property. The Committee from time to time may publish and promulgate bulletins regarding architectural standards, which shall be fair, reasonable and uniformly applied and shall carry forward the spirit and intention of this Declaration.

Please note that these guidelines are to help residents understand the request form but are not meant to "shortcut" the approval process. All architectural plans must be submitted for review and approved by the ACC **PRIOR** to the commencement of any construction. Homeowner should review Declaration of Covenants, Conditions, and Restrictions at the website listed below, specifically;
- o Article IV, "Construction of Improvements and Use of Lots" and
- o Article V, "Architectural Control Committee"

Revision Dates - Version:
20210831 – Updated Guidelines

Window / Shutter Replacement Guidelines

In General:
- Windows replacement may be Glass Only or entire Frame / Glass
- Any glass used must be non-reflective and non-opaque.
  - Green-tint is acceptable.
  - Glass in bathroom areas may be decorative or frosted.
- Muntins are optional but must be consistent and same color for all windows.

Guidelines:
1. **Window Glass Replacement Only:**
   - If replacing existing glass with non-reflective and transparent glass, **no request is necessary.**
2. **Window Screen Replacement Only:**
   - Window screens shall be integral with the window, earth toned in color and complementary of the house. Following this rule, **no request is necessary.**
3. **Entire Frame / Glass Replacement:**
   - If not all windows in the home will be replaced:
   - Please include a plot / drawing of the structure indicating which windows will be replaced so the ACC committee can review the style and fit within the entire structure to get a sense of continuity and review on a case-by- case basis.
   - Window openings and glass shape shall remain as originally built. No portion of any which is originally glass may be replaced with any solid or opaque material.
   - Frames should be vinyl, wood, or aluminum with a color compatible with the color scheme of the house. Please attach a picture of the proposed frames showing glass color and frame color.
4. **Shutters:**
   - Shutters must be proportioned and sized to match windows and/or doors. In order to give the appearance that the shutters are operable, the shutter width should equal one half of the overall window width (i.e., a 3' wide window should have a pair of 1'- 6" wide shutters). The shutter color should be compatible with the color scheme of the house.

Window / Shutter Replacement Guidelines

Useful Links:

 Architectural Control Committee:
  http://www.watterscrossing.com/architectural%20control.html
 Declaration of Covenants, Conditions and Restrictions:
  http://www.watterscrossing.com/Covenants.pdf
 Frequently Asked Questions:
  http://www.watterscrossing.com/Reminders.pdf

Crtl+ Click Here

'Request Form' Link: Window Replacement Request

Please include with the Request Form:
- o If Frame / Window replacement and NOT all Windows:
- A plot / drawing of the structure indicating which windows will be replaced.
- o A picture of the proposed frames showing glass color and frame color.