

Pergola / Gazebo / Attached Shade Structure 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 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"

Requests should be submitted to the ACC via the Request Form found on the ACC WEB site containing a detailed description as detailed below of what your pergola/gazebo/attached shade structure request is. Plans will be delayed and/or declined due to inadequate information being provided. Normal turnover time after submittal to the ACC may be up to thirty days

While not necessary, homeowners may request to attend a Committee meeting (usually every 60 days with exception of Thanksgiving/Christmas) using acc@waterscrossing.com and requesting to be placed on the meeting agenda. Following a review by the Committee, requests will be approved or disapproved within 30 days thereafter.

Approval/denial by the ACC will not be issued at the time of the meeting

Revision 1 15 2022 ACC Changes/New

Pergola / Gazebo / Attached Shade Structure Guidelines

A **Gazebo** is defined as a sloped roofed structure that offers an open view of the surrounding area, typically used for relaxation or entertainment. It is usually a free-standing structure away from the house. Shingles and Galvanized steel 'embedded' hardtops are two approved roofing materials.



A **Pergola** is defined as a structure usually consisting of parallel columns supporting an open roof of girders and cross rafters / open Lattice. Pergola's can abut, or attach to the house roof or be a free-standing structure away from the house. Certain types of polycarbonates are also an option for roofing that MAY be considered. Submit a specification sheet with your application. Sides of poly roof are to be blocked from view with preferred cedar wood molding, stained to match the remainder of the structure.



An **Attached Shade Structure or "Back Porch"** is defined as a structure attached to the rear section of a home. Normally the roof is an integral part of the structure. The floor can be a patio (concrete for natural stone) or it can be a deck (wood or similar materials). The overall shape of the structure is variable. Shingles and Open Lattice are roofing which would be c



All three structures can be located ONLY behind the Fence line of your Lot.

In General:

Approval by the ACC does not supersede any City of Allen permits required.

1. The structure should be no closer to your Lot Line than 3 feet.
2. We ask that you submit a copy of your plot (showing Lot dimensions) with the approximate location and ALL dimensions of this structure. This should be attached (uploaded) with the request.
 - a. Your contractor should provide you a complete sketch of your project along with dimensions and materials, to be attached to your request.
3. To help the Committee understand the overall plan, if available, upload a photo or drawing of the proposed structure. Any brand names that can be included will be helpful. This should be attached (uploaded) with the request.
4. From a height standpoint the proposed structure will be visible, so we ask the following elevation questions on the request:
 - a. If the proposed structure will be connected to the existing roof will the proposed structure roof be the same pitch as existing roof (usually not)?
 - b. Will the proposed structure have a solid roof?
 - i. If so, shingles used will be the same color on the proposed structure as are on the existing roof.
 - c. If eaves are planned for this structure, they should match eaves on the existing home in color & materials.

Pergola / Gazebo / Attached Shade Structure Guidelines

- 5 Indicate the material being used:
 - a. Wood Type:
 - i. Cedar is recommended by the ACC for look and durability
 - ii. Treated lumber is not an accepted material
 - b. Dimensions: All Size & Length of Posts, Beams, Joists, Rafters being used.
 - c. The planned finish of the structure should be included (Chip / Vendor & Color Code) with the Request.
 - d. Indicate wood stain to be used: pre-approved is Cedar Tone, Dark or Medium Brown Tone.
 - i. Must be Transparent / Semi-transparent NO solid color
- 6 Metal structures: Type (Aluminum, Steel) (Please send pictures)
 - a. Paint: Chip / Vendor & Color Code required
- 7 If Stonework is a part of this structure (and visible above your fence), please describe the planned use, stone type, stone colors and if the stone is complementary to the existing structure. Submit a picture of the stone proposed.

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>