

Playsets Guideline

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.

- Article IV, "Construction of Improvements and Use of Lots" and
- Article V, "Architectural Control Committee"

Requests should be submitted to the ACC via the Request Form found on the ACC WEB site under “General Home Improvement”, containing a detailed description as detailed below of what your playset 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 Dates - Version:

20210831 - Initial draft for new guideline format

1 15 2023 – ACC Changes

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Guidelines:

Playsets must:

- Be in the back yard behind the fence
- Must have a minimum of 3' clearance from other structures and should be no closer to your Lot Lines than 3 feet
- Not more than 12' in height
- Attempts should be made to minimize exposure to the front of the home or street.

Please indicate on Request under General Home Improvement:

1. A Plot of the property indicating where the Playset will reside
2. Overall dimensions of Playset (Height, Width, Length)
3. Material (Wood / Metal / Plastic)
4. Pictures of the planned Playset with intended materials and colors.

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>