

**FIRST AMENDMENT TO THE FIRST SUPPLEMENT
AND SECOND SUPPLEMENT TO THE
NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR
WATTERS CROSSING HOMEOWNERS ASSOCIATION, INC.
[2023 ACC Guidelines]**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF COLLIN §

THIS FIRST AMENDMENT TO THE FIRST SUPPLEMENT AND SECOND SUPPLEMENT TO THE NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR WATTERS CROSSING HOMEOWNERS ASSOCIATION, INC. (this “First Amendment”) is made this 4th day of May, 2023, by the Watters Crossing Homeowners Association, Inc. (the “Association”).

WITNESSETH:

WHEREAS, Bon Terre-B, LTD., a Texas limited partnership (the “Declarant”), prepared and recorded an instrument entitled “Declaration of Covenants, Conditions and Restrictions for Watters Crossing”, recorded on or about June 29, 1993, under Document/Instrument No. 19930629000511700, of the Deed Records of Collin County, Texas (the “Declaration”); and

WHEREAS, the Association is the property owners’ association created by the Declarant to manage or regulate the planned development subject to the Declaration, which development is more particularly described in the Declaration; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners’ association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, on or about May 26, 2015, the Association filed a Notice of Filing of Dedicatory Instruments for Watters Crossing Homeowners Association, Inc. as Document No. 20150526000609360 of the Real Property Records of Collin County, Texas (the “Notice”); and

WHEREAS, on or about January 11, 2022, the Association filed a First Supplement to the Notice of Filing of Dedicatory Instruments for Watters Crossing Homeowners Association, Inc. as Document No. 20220111000055590 of the Real Property Records of Collin County, Texas (the “First Supplement”); and

WHEREAS, Exhibits A-1 through A-9, and A-12 through A-13 of the First Supplement contain certain architectural guidelines; and

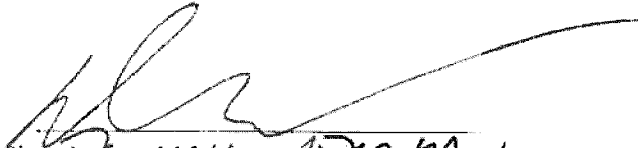
WHEREAS, the Association desires to replace Exhibits A-1 through A-9, and A-12 through A-13 of the First Supplement with the dedicatory instruments attached hereto as **Exhibits A-1 through A-10**; and

WHEREAS, the Association desires to also supplement the Notice with the dedicatory instruments attached hereto as Exhibits A-11 through A-14, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instruments attached hereto as Exhibit "A" are true and correct copies of the originals and are hereby filed of record in the real property records of Collin County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this First Amendment to be executed by its duly authorized agent as of the date first above written.

WATTERS CROSSING
HOMEOWNERS ASSOCIATION, INC.
a Texas non-profit corporation

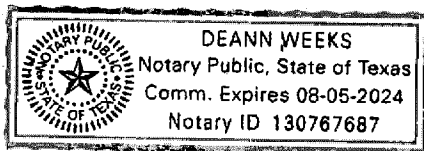
By: 
Name: Dennis Adelman
Its: President

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Dennis Adelman, President of Watters Crossing Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 4th day of May, 2023.



Deann Weeks
Notary Public, State of Texas
8-5-2024
My Commission Expires

EXHIBIT "A"

- A-1 Exterior Lighting
- A-2 Fence Construction and Upgrades
- A-3 Landscaping
- A-4 Security Cameras
- A-5 Storage Sheds
- A-6 Windows, Replacement, and Shutters
- A-7 Playsets
- A-8 Roof Replacement/ Skylights/Solar Panels
- A-9 Pergola, Gazebo and Shade Structures
- A-10 Satellite Dish, External Antennas
- A-11 Exterior House Painting
- A-12 General Home Improvements
- A-13 Pool, Spa, Hot Tub and Electrical Generation Construction
- A-14 Flagpoles

Exterior Lighting 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.

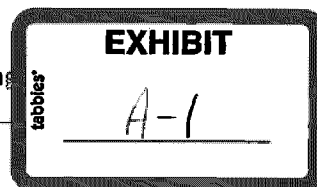
Please note that these guidelines are to help residents understand the request form but are not meant to "shortcut" the approval process. All architectural plans must be submitted for review by the ACC **PRIOR** to the commencement of any construction. Homeowner should review Declaration of Covenants, 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"

Revision Dates - Version:

20210831 - Initial draft for new guideline format

1 15 2023 -ACC Changes



Exterior Lighting Guidelines

Guidelines:

- Lighting installed at the front doors of homes will be typical for the neighborhood/original build and in context of the home. Scale, style, and color are major considerations.
- Exterior lighting of a general usage - not at front door locations - on any of the three front elevations of a property (street facing and left and right facing) will be one of two types:
 - Upwards wall wash located at the base of walls and focused such that the light washes up the building face. These fixtures can be surfaced or ground mounted.
 - Downwards wall wash installed typically in soffits such that the light washes down the building face. These fixtures will be recessed.
 - Landscape lighting will be considered by the ACC. Submit your contractor proposal for your request.

Upward wall wash



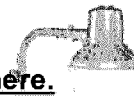
Downward wall wash



Note: Other than on the rear elevation of a property, (generally not visible to streets) NO bare, exposed spotlight type fixtures (like photo to the right) shall be installed on building exteriors to provide general illumination at the back of garages. Such fixtures will be motion sensor activated.



No industrial type exterior lighting will be installed anywhere.
(Anything like photo to the right)



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>

Fence Construction, Stain and Upgrade Guidelines

Including External Mechanical Equipment

Architectural Control Committee

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

Revision Dates - Version:

20150101 - New landscaping will no longer be approved by the ACC as a means of HVAC concealment.

20160101 - 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

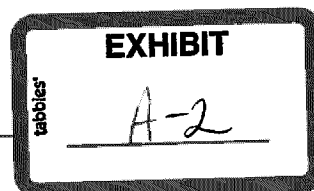
20210831 - Initial draft for new guideline format

20220107 – Add 4.13 Landscaping comments

20220128 – Add comment on kickboard height

1 15 2023- ACC Changes

1 15 2023- HVAC Fence change for alley/street view



Fence Construction, Stain and Upgrade Guidelines

Including External Mechanical Equipment

Guidelines:

Section 4.12: Screening Fence: Fences on any Lot adjacent to McDermott Dr., Watters Crossing Dr., Alma Dr., County Road 141 (Tatum), Bethany Rd. or Bel Air Dr. are governed by '**Section 4.12: Screening Fence** which includes specific language related to stone columns, fence height (6' maximum) and construction techniques. If your property faces these roads, these restrictions apply.

Section 4.13: Landscaping: The Owner of a lot with a boundary adjacent to Watters Crossing Drive shall adhere to the covenants in this section...

Fence Ownership: Determining property line boundaries often arises when a fence replacement is required. Too often neighbors believe that they share ownership of a common fence and therefore the cost of replacement should be shared. Watters Crossing does not follow the practice of shared fencing. **All fences are owned by one resident. Determining the ownership of a fence is not the responsibility of the Association nor does it have the legal authority to determine fence ownership.**

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 fence/stain/upgrade 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@watterscrossing.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.

Fence Construction, Stain and Upgrade Guidelines

Including External Mechanical Equipment

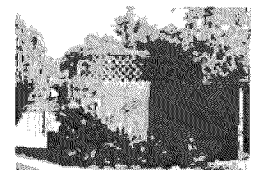
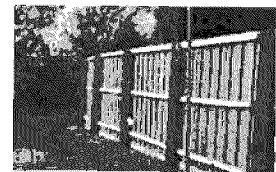
Approval by the ACC does not supersede any City of Allen permits required.

This will be presented in 3 sections:

1. Wooden Fences
2. Wrought Iron Fences
3. External Equipment Fences

Wooden Fences:

- For consistency thru-out the Property, the material and color for any fence construction must be approved by the ACC with the following criteria:
 - Fence Material:
 - 6" or 4" **Cedar** pickets are mandatory, Pine, due to the short life span is not acceptable.
 - Supports will be metal (2" dia. min.) or **Cedar** wood (4"x4" min)
 - Kickboards (treated 2"x6") at bottom of fence are allowed.
 - Max: Stacked 2 high, cannot be used to increase fence height.
 - Fence Height: Only 6' or 8' are acceptable (see above Note for fences on specific Property roads).
 - If ANY fences of different height intersect (meet) 6' – 8', there are two approved methods for this transition.
 - Smooth transition: over a 10' span.
 - Step transition: where each 'step' is no greater than 12" (height) and no closer to the next elevation than 12".
 - All fences must be **stained** –not painted – using a semi-transparent or transparent stain. Solid stains, much like paint will peel, and are not accepted.
 - Approved colors of stain are Cedar Tone or Dark/Medium Brown. In your submission include a color chip(preferred) or the actual stain code for the stain you are choosing.
- If construction (new or replace) is planned, a plot of the Residence is mandatory showing fence location with any planned gates or driveway gates.
 - The fence cannot extend beyond the front line of the house.
 - If either a stone or wood beam retaining wall is part of this fence – Please indicate the material being used (type, color, size, height).
 - If a driveway gate is to be built, please include location on the mandatory plot as well as indicate 6- or 8-foot height.
- Fence construction preferred by the ACC is for all supports and posts to be on the interior of the fence. If supports are constructed with metal posts visible from any Property Street, they must be fully enclosed in cedar wood matching the rest of the fence construction.
- Lattice is not an approved fencing material for use within Watters Crossing.



Fence Construction, Stain and Upgrade Guidelines

Including External Mechanical Equipment

Wrought Iron Fences:

- If construction (new or replace) is planned, a plot of the Residence is requested showing fence location with any planned gates.
- The fence cannot extend beyond the front line of the house.
- Size: 5' minimum height, 6' maximum height, 2" square posts, 1" square top & bottom rail, ½" pickets spaced 4" O.C.
- Posts should be spaced a maximum of 8' O.C.
- Black is the only acceptable color for wrought iron fence
- Plastic greenery or any other type of screening material is never allowed on wrought iron fences.

HVAC Concealment and External Mechanical Equipment Fences:

The Declaration of Covenants, Conditions, and Restrictions of Watters Crossing provides for the concealment of mechanical 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."

HVAC Screening Fences

- Please refer to the above **Fence Construction Guidelines** for additional information.
 - Concealment will be via Cedar fence panel(s), which is a minimum of 6' in height (maximum 8 feet) and four feet wide.
 - Supports will be metal (2" dia. min.) or **Cedar** wood (4"x4" min)
 - 6" or 4" **Cedar** pickets are mandatory, Pine, due to the short life span is not acceptable
 - Fence Height: Only 6' or 8' are acceptable.
 - All HVAC fences must be **stained** –not painted – using a semi-transparent or transparent stain. Solid stains, much like paint will peel, and are not accepted.
 - Approved colors of stain are Cedar Tone or Dark/Medium Brown. In your submission include a color chip(preferred) or the actual stain code for the stain you are choosing

Fence Construction, Stain and Upgrade Guidelines

Including External Mechanical Equipment

Landscape/bushes is not accepted as a substitute as of 1/2015 revision.

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.

Note: In the event that existing landscaping concealment needs to be replaced, ONLY Cedar wood fencing will be considered.

External Mechanical Equipment Fences

While it is expected that equipment such as Pool Related Equipment and Electrical Power Generators will become common place within the subdivision, the following provisions will be relevant:

- Please refer to the above **Fence Construction Guidelines** for additional information on construction to hide equipment.
- The equipment must be:
 - Permanently installed.
 - Fully enclosed in an integral manufacturer-supplied sound attenuating enclosure.
 - Approved as required by the City of Allen including building, plumbing, electrical, and fire department.
 - Placed within the established building setbacks of the home, not within 3' of any established utility easements, not within 3' of any drainage easements or on Common Area owned by the Association.
 - Care should be taken in selecting the location for the system so as to not impact neighbor's property. The Modification Committee reserves the right to review and approve the placement of the system on the lot.

Useful Links:

Architectural Control Committee:

<http://www.watterscrossing.com/architectural%20control.html>

Declaration of Covenants, Conditions and Restrictions:

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Landscaping Guidelines

▪ Architectural Control Committee

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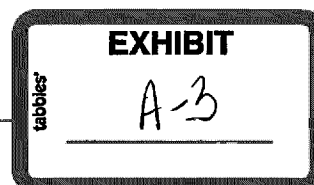
- Article IV, "Construction of Improvements and Use of Lots" and
- Article V, "Architectural Control Committee"

Revision Dates - Version:

20210831 - Initial draft for new guideline format

20220107 – Fence and Shrubs on Watters Crossing Dr., Bel Air Dr., McDermott, etc.

1 15 2023 - ACC Changes



Landscaping Guidelines

Guidelines:

All Homes within Watters Crossing are to maintain these minimum requirements which include large canopy shade trees, ornamental trees, foundation shrubbery and turf. Please refer to the WCHOA Covenants – **Section 4.13 – Landscaping** and **Section 7.3 – Lot Landscape and Maintenance** for additional information.

Requests should be submitted to the ACC via the Request Form found on the ACC WEB site containing a detailed description of what your landscape request or other plant proposal plan 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@watterscrossing.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

Landscape Beds:

Plans must include ALL the following, or they will be returned without ACC action

- **A drawing (or plot) of the property** indicating where the landscaping will occur.
- **A *detailed drawing* of the proposed landscape location(s)** (hand drawn is acceptable) indicating where shrubs / plants and all additions will be placed.

Please Include in the drawing:

- What, if anything, is being removed.
 - The **name and locations** of all current AND proposed new plantings.
 - **Pictures** of the new plants If available.
 - The **size** (gallons) of all proposed plants
 - Use a symbol (letter / number / circle / color) to indicate each type of plant with a list identifying each plant / size to that symbol
 - The finished landscaping plan should provide for **5 -gallon continuous evergreen type shrubs/plants as primary foundation plants** (next to and across the foundation wall of the house)
 - **3- gallon plants gallon evergreen type shrubs/plants** are to be used as secondary plants (in front of primary). **These shrubs / plants must cover 50% of the primary foundation landscape bed and any other expanded bed (including around trees, etc.).**
 - One-gallon plantings are accepted as fill-in and edging, such as liriopes with 12” maximum spacing.
 - Any area of hardscape (river rock, border edging, etc.).
 - A color picture of all proposed hardscape.
 - Rock dimensions
 - Rock borders must be made of **Chopped Milsap Stone**
 - All areas of sod being replaced and type of sod.
 - Seeding of grass or plugs are never acceptable
- **Desired landscape start date**

Landscaping Guidelines

Please review these additional guidelines for your Landscape submission form:

1. The ACC does not accept brick nor manufactured stone. Chopped Milsap Stone is acceptable as edging when not mortared **only** when it is installed with no more than two courses in height'.
2. All "foundation plantings" along the front foundation and along a side foundation if along a side street or adjoining side alley must be continuous evergreen type plantings (are NOT dormant or dead in the winter).
3. Expanded beds (secondary areas and around trees) must be evergreen type plantings (are NOT dormant or dead in the winter).
4. " Expanded bed" within front yards and around trees must contain and maintain a minimum of 50% coverage in evergreen type bushes (are NOT dormant or dead in the winter).
5. Replacement plants must be planted as MINIMUM five-gallon for primary (foundation) plantings and MINIMUM three-gallon for secondary/around trees plantings.
6. One-gallon plantings are accepted as fill-in and edging, such as liriopes with 12" maximum spacing coverage.
7. While perennials, annuals, and tropical plants **MAY** be considered by the ACC as additions to landscaping, they may not fulfil the foundation/secondary evergreen type plants requirement if they are dormant or dead in the winter
8. The ACC will consider submissions for minimal irrigation and drip irrigation. Plantings must follow foundation requirements. Away from foundation, the 50% plant coverage requirement with a minimum size required by the ACC, and non-dormant in the winter.

For clarity, we will separate **Large Front Yard Trees and Main Road Fence Lines.**

Large Front Yard Trees:

Each home will have at least one and no more than three large canopy trees in the front yard). Planting size is a minimum of 12' height.

Currently Approved Front Yard Trees:

Live Oak Texas Red Oak Cedar Elm.

Main Road Fence Lines:

For Properties on Watters Crossing Drive, Alma Drive, Bel Air Drive, McDermott Drive, Bethany Road and County Road 141, please be aware of specific requirements contained in **Section 4.13 – Landscaping.**

Useful Links:

Architectural Control Committee:

<http://www.watterscrossing.com/architectural%20control.html>

Declaration of Covenants, Conditions and Restrictions:

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Landscaping Guidelines

PLANT POT DIMENSIONS SIZE
(information internet
sourced)

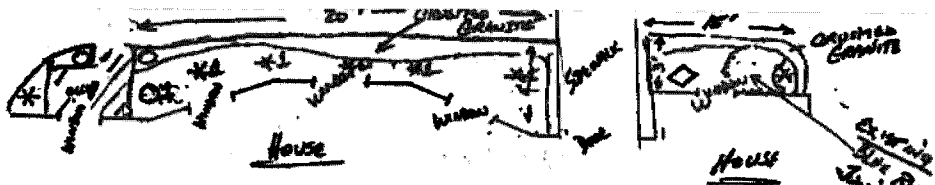
| | |
|------------------------------|--|
| 11" wide x 9.5" tall | 3 Gallon minimum for all secondary plants |
| 12" wide x 11" tall | 5 Gallon minimum for CONTINIOUS foundation plants |
| 14" wide x 12.5" tall | 7 Gallon |

Landscaping Guidelines

Examples of Landscape Drawings to be submitted for ANY plantings:

Plot Plan:

Landscape Drawings / Descriptions:

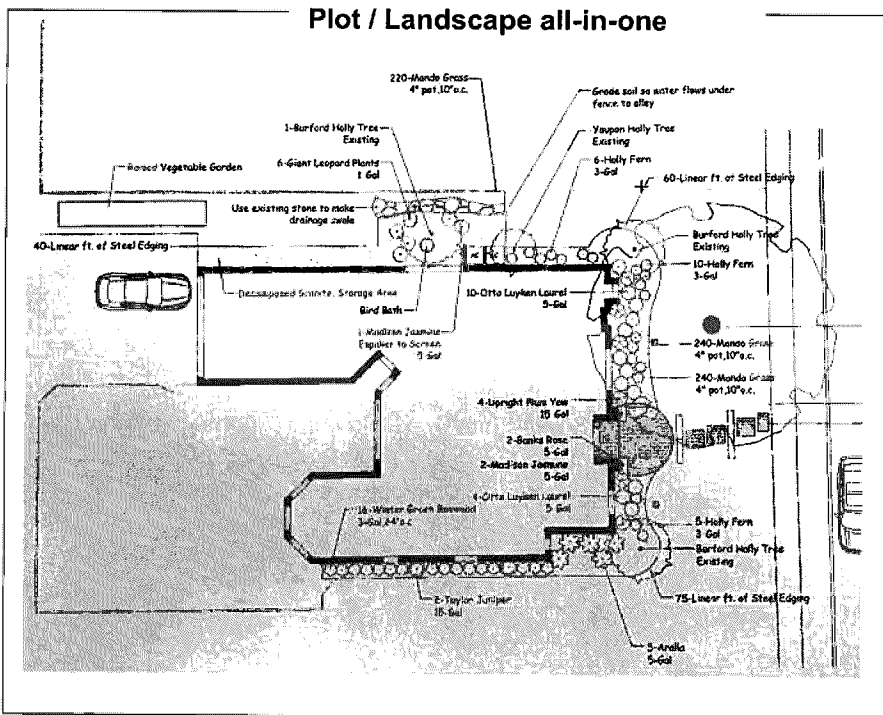


- * = EXISTING OPEN MATERIAL (2)
- NEW ◊ = BOXWOOD - 4/8 9' sq ft (also granite)
- * 1/2 = EXISTING BOXWOODS - 8x11 9' sq ft.
- NEW ○ =
- NEW ○ 1/2 = LAMINA FOLIAGE WEAVING ROOTS - 5' tall

| NO | ITEM | SIZE |
|----|------------------------|-----------|
| 25 | St. Aug. Sed | 5 GAL. |
| 6 | Claytonia | 5 GAL. |
| 6 | Nandina | 5 GAL. |
| 9 | Variegated Pittosporum | 5 GAL. |
| 6 | Trust of Leaf Holly | 5 GAL. |
| 6 | Dark Yew Holly | 5 GAL. |
| 1 | Red Birding Box | 5 GAL. |
| 30 | Various Mulch | 30 cu yd. |

Edging is existing - Stone
 2-4' MULTI-COLORED TRIM ROCK inf. CRUSTED GRANITE (GARDENS) is Stone

Plot / Landscape all-in-one



Landscaping Guidelines

Section 7.3 Lot Landscape and Maintenance:

As trees within Watters Crossing are maturing, the increased shade is causing the Bermuda grass to die out. Many homeowners have responded by installing St. Augustine sod. This would be compliant with the Covenants.

Additional thoughts for your Landscape plan:

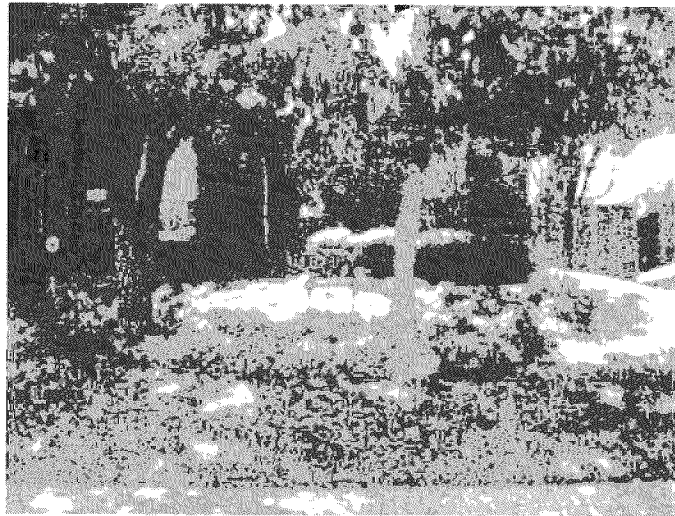
Some homeowners have extended landscaping and are making use of English ivy. The situation at right **would be** in compliance with the Covenants.



Another option is to increase the size of the existing landscaping bed and to utilize shade-loving plants. The situation at right **would be** in compliance with the Covenants.



Again, an extension of the existing landscaping bed to include shade loving plants would be a solution. The situation at right **would be** in compliance with the Covenants



Landscaping Guidelines

The list below is **not** all inclusive but is an example of Landscape items and plants that have been approved for use by WCACC. Note: Green or recycled mulch is never accepted.

Shrubbery and Plants:

Evergreen plants (Primary)

Agarita
Bar Harbor Juniper
Boxwoods: dense, evergreen shrub
Buffalo Juniper
Chinese Holly
Dianella: Handsome, strappy, green stalks with contrasting yellow stripes, Evergreen
Dwarf Burford Holly
Fatsia Japonica (Japanese Aralia): an evergreen shrub with stout, sparsely branched stems
Holly Fern (Japanese Holly Fern): serrated, sharp-tipped, holly-like leaves - Evergreen
Ligustrum - Wax leaf
Sea Green Juniper
Tam Juniper
Viburnum
Wilson Holly
Yaupon Holly (Dwarf): dense multi-stemmed evergreen shrub with a mounded form.

Secondary

Abelia
Azalea: Not always evergreen
Cleyera
Crape Myrtle (Miniature)
Elaeagnus
Indian Hawthorn
Knockout Roses
Miscanthus
Oleander
Pampas Grass
Photinias
Pennisetum
Red Yucca
Spirea: hardy deciduous shrub has captivating three-season interest
Texas Barberry
Texas Sage
Turk's Cap: Bright red flowers through the summer heat into the fall, and drought resistant.
Vitex / Chaste Tree (common names Lilac Chaste Tree, Hemp Tree, Sage Tree, or Indian Spice)

Landscaping Guidelines

The list below is **not** all inclusive but is an example of Landscape items and plants that have been approved for use WCACC. Note: Green or recycled mulch is never accepted.

Plant Bed Cover:

Mulch (to match front elevation)
River Rock Stones / Crushed Granite

Ground Cover: 12" maximum spacing

Ajuga
Asian Jasmine
Boston Ivy
Carolina Jessamine Clematis Vine
Coral Honeysuckle
Crossvine
English Ivy
Halls' Honeysuckle
Hosta: perennial favorite among gardeners – Green in color
Liriope
Lysimachia, Golden Creeping Jenny, Golden Moneywort
Mondo grass
Trumpet Vine
Virginia Creeper
Wintercreeper (Purple)

Ornamental Trees:

Alba White Red Bud
Crape Myrtle
Crimson Queen Japanese Maple: low-branching, dwarf tree with a weeping form. Crimson color.
Magnolia (Little Gem)
Possum Holly
Red Bud (Oklahoma)
Savannah Holly
Yaupon Holly

Large Front Yard Trees:

Each home will have at least one and no more than three large canopy trees in the front yard. Planting size is a minimum of 12' height.

Currently Approved Trees:

Live Oak Texas
Red Oak
Cedar Elm

Security Camera 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"

Guidelines:

- Spotlights on Cameras:
 - o Front or side-facing cameras with 'spotlights' are not allowed.
 - **Revision after 1 15 2023 NEW Installations: This includes spotlights on cameras that automatically turn on/off with motion sensor.**
- Cameras will be mounted:
 - o Attached on owner's residence, not 'common' property
 - o As close to underside of soffits as possible with as little wiring as possible showing.
 - o If hard-wired, wires will run directly into soffits and continue in attic to source. No surface wiring.
- Cameras are not to be aimed at neighbor's yard.
-

Useful Links:

Architectural Control Committee:

<http://www.watterscrossing.com/architectural%20control.html>

Declaration of Covenants, Conditions and Restrictions:

<http://www.watterscrossing.com/Covenants.pdf>

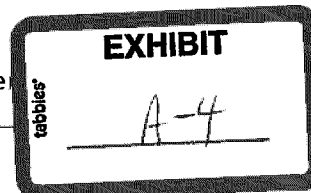
Frequently Asked Questions:

<http://www.watterscrossing.com/Reminders.pdf>

Revision dates:

1 15 2023 Security cameras

1 15 2023 Auto sensor street/side facing cameras with auto spotlight



Storage Sheds

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.

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- 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 shed 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@watterscrossing.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.

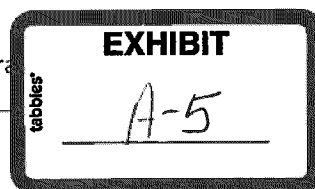
Approval/denial by the ACC will not be issued at the time of the meeting

Revision Dates - Version:

20210831 - Initial draft for new guideline format

20220107 - Updates to cover height

1 15 2023- ACC Updates



Storage Sheds

Guidelines:

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

Sheds must:

- Be in the back yard behind your fence
- Be completely concealed meaning not visible from any street in subdivision (per Covenant: 4.7.a)
 - Fences along McDermott Dr., Watters Crossing Dr., Alma Dr., County Road 141 (Tatum), Bethany Rd. or Bel Air Dr. are **restricted to six feet in height** by the Covenants. It must be assumed that any shed with a height over six feet would be visible from these fences.
 - The Committee does not, and never has, accepted landscaping to shed concealment.
- Be no closer to your Lot Lines than 3 feet
- Tiny Homes or similar structures for office, hobby, repair, etc. are never accepted.

Please include:

- A Plot of the property indicating where the Shed will reside on your property
- Pictures of the planned Shed with intended materials, colors, and overall dimensions.

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>

Window / Shutter Replacement /Front Door 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.

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

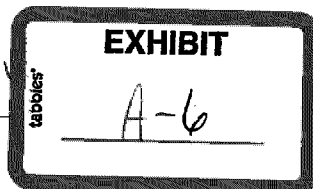
Requests should be submitted to the ACC via the Request Form found on the ACC WEB site containing a detailed description as detailed below of what your window/shutter/front door replacement request is. Plans will be delayed and/or declined due to inadequate information being provided. Normal turnover 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@watterscrossing.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 BP Revised 8-19-2021
- 20220218 – Show wording for changes to elevation
- 1 15 2923- ACC updates



Window / Shutter Replacement / Front Door 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.
- Muntin's are optional but must be consistent and same color for all windows.

1. Guidelines:

- **Window Glass Replacement Only:**
- Window glass only, retaining existing frames, with non-reflective and transparent glass, is acceptable.

2. New Window Screens:

- Window screens shall be integral with the window, earth toned color, and complementary of the house.

3. Entire Frame / Glass Replacement:

- **All windows in the home will be replaced at the same time:**
- **Window openings and glass shape shall remain as originally built. No portion of any window which is originally window 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 to your request.
- Indicate on request if muntin's will be used inside glass
- All new windows must be non-reflective and non-opaque. Green-tint is acceptable.
- Glass in bathroom areas may be decorative or frosted.
- All windows frames will remain the same as submitted on your application.

4. Shutters:

- Shutters must be proportioned and sized to match windows and/or doors. 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.

5. Front Doors

- Replacement of front doors will be by individual request to the ACC. Please provide a picture, door color and material type, frame color and frame material as well as a description of any ornamental door accessories. Your contractor should be able to provide you with detailed information for your submittal request.

Useful Links:

Window / Shutter Replacement / Front Door Replacement Guidelines

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:

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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.

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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 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

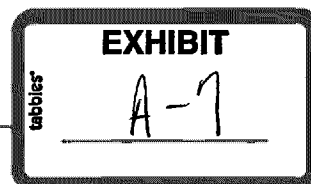
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Approval/denial by the ACC will not be issued at the time of the meeting

Revision Dates - Version:

20210831 - Initial draft for new guideline format

1 15 2023 – ACC Changes



Playsets Guideline

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>

Replacing Roof / Skylight/ Solar Panels 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.

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- 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 roof/skylight/solar panel 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@watterscrossing.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
1 15 2023- Initial Solar Panel Guidelines



Replacing Roof / Skylight/ Solar Panels Guidelines

Guidelines:

Roofs shall be:

- Constructed or covered with a minimum 20-year composition shingle (meaning have a manufactures warranty of at least 20 years) with a weight of at least 240# per 100 square feet, be a 3-tab composition shingle.
- Approximate color of either muted brown, gray or Weathered Wood, as approved by the ACC.

Roof stacks, pipes, vents, flashings, and other roof items must be:

- "Low profile" in nature and design.
- Located behind and not above the roof ridge (pipes, vents, stacks).
- **Must be painted to blend with roof color when reroofing - mandatory**

Alternative roof materials that provide additional wind and hail resistance, provide heating and cooling efficiencies greater than those provided by customary shingles may be acceptable if they:

- **Resemble the shingles used or otherwise authorized for use.**
- Are more durable than and are of equal or superior quality to those authorized for use.
- Match the aesthetics of the properties surrounding the owner's home.

Skylights shall:

- match the color of your roof (i.e., clear bronze).
- "Milky" colored skylights are not preferred since they do not match typical roof colors and usually "draw attention" rather than blend with the surroundings

Revision 1 15 2023 Initial Solar Panels Guidelines:

- Copies of State of Texas solar performance mandated surveys for the individual homesite shall be provided to the ACC and HOA Designee.
- No trees shall be removed, or current trees trimmed extensively on your property other than by certified arborist standards to accommodate solar panel installation or efficiency, current or in future years.
- Solar panel frames, conduits and any electrical connections shall be black on color.
- Solar panels cannot extend higher than the roofline
- Solar panels must conform to the slope of the roof and have a top edge that is not parallel to the roofline.

PLEASE NOTE: The Association has no obligation whatsoever to maintain common areas or any other property to provide or maintain unobstructed line of sight for solar panels. Homeowners will not be permitted to cut, prune, or otherwise clear trees, shrubs, or other vegetation from common areas to provide or maintain unobstructed line of sight for solar panels, nor are the lot owners allowed to clear their own property if in violation of Association or City of Allen guidelines.

Replacing Roof / Skylight/ Solar Panels 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>

Pergola / Gazebo / Attached Shade Structure Guidelines

Architectural Control Committee

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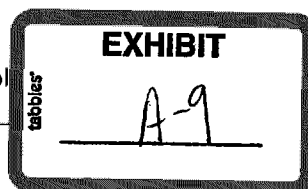
- o Article IV, "Construction of Improvements and Use of Lots" and
- o Article V, "Architectural Control Committee"

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@watterscrossing.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>

Satellite Dish/External Antennas 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.

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4.7.I Uses Specifically Prohibited and Other Provisions: Except with the written permission of the Committee, no antennas, discs or other equipment for the receiving or sending sound or video messages shall be permitted on the Property except for antennas for AM / FM radio reception and UHF / VHF television reception. All antennas shall be located inside the attic of the main residential structure, except that, with the written permission of the Committee, one antenna may be permitted to be attached to the roof of the main residential structure (but only if the place of attachment is not visible from the street in front of the house) and to extend above said roof a maximum of five (5) feet, and one satellite disc or other similar instrument or structure may be placed in the back yard so long as it is completely screened from view from any street, alley, park or other public area.

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"

Revision Dates - Version:

20210831 - Initial draft for new guideline format

1 15 2023 – ACC Changes

1 15 2023- New outside antennas prohibited after this date

Satellite Dish/External Antennas Guidelines

Guidelines:

It is not necessary for homeowners to submit a SATELLITE DISH REQUEST to the Architectural Control Committee for review, provided that the proposed installation is in accordance with the following guidelines:

- The satellite dish is one meter (39.37") or less in diameter.
- Color: Dark bronze, dark grey, dark green or black. Other colors may be used provided the color of the dish blends with the color of the surface the dish is to be mounted on.
- The satellite dish is installed on a rear roof, side roof or wall, of the subject property and will not be visible from the front street of the subject property (See Below)

Note if the Dish will be visible from the street or adjoining alley/side street.

If it is determined by the installer that adherence to the above guidelines would prevent the reception of an acceptable quality signal by the homeowner, and as a result thereof, it is necessary to mount the satellite dish on a side roof, or wall, that is visible from the front street of the subject property, the installation may proceed, provided, however, the Architectural Control Committee must receive, within thirty (30) days BEFORE the date of installation, a typewritten letter on company letterhead from the installation company and a second letter from the homeowner stating that the installation of the satellite dish in the subject location was necessary for the homeowner to receive an acceptable quality signal.

The review process noted above is applicable only to satellite dishes which are one meter or less in diameter. Requests for the installation of satellite dishes, which are larger than one meter in diameter must be submitted to the Architectural Control Committee for review prior to installation.

PLEASE NOTE: The Association has no obligation whatsoever to maintain common areas or any other property to provide or maintain unobstructed line of sight for satellite signals. Homeowners will not be permitted to cut, prune, or otherwise clear trees, shrubs, or other vegetation from common areas to provide or maintain unobstructed line of sight for satellite signals, nor are the lot owners allowed to clear their own property if in violation of Association or City of Allen guidelines.

1 15 2023 rev. NOTE: No NEW external antennas (except for satellite dishes described above) are allowed on the premise's roof or outside on the premise's property after 1 15 2023.

Useful Links:

Architectural Control Committee:

<http://www.watterscrossing.com/architectural%20control.html>

Declaration of Covenants, Conditions and Restrictions:

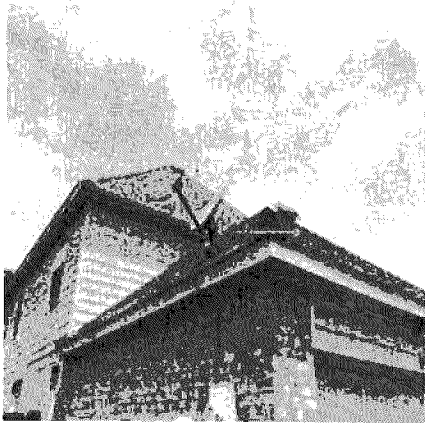
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Satellite Dish/External Antennas Guidelines

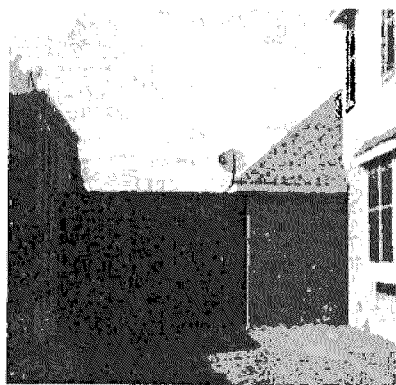
Examples:



Movement of dish 5' – 10' to rear roof will satisfy Covenant and be in compliance.



Movement of dish 5' – 10' to rear roof will satisfy Covenant and be in compliance.



Visibility to front street is a violation unless Guidelines are followed. Both shown are easily remedied.

Exterior House Painting 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"

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."

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 exterior painting 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@watterscrossing.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



Exterior House Painting Guidelines

Guidelines:

Exterior painting:

- Colors should be compatible with the color scheme of the house
- Needed repair of areas prior to painting should be included for the following areas of the home:
 - Siding
 - All Trim
 - Soffits
 - Gutters
 - Chimneys (wood portion)
 - Shutters
 - Doors (visible from street)

Damaged home siding as well as chimney horizontal and vertical boards are to be replaced with a fiber board or better to weather the elements/hail. Replacement to be similar in appearance to original.

Note: If all information below is not included on the submission for, your submission will be denied and returned to you

- **Required Information for your request:**
 - a. Area(s) of house to be addressed (Siding, Trim, etc.)
 - b. New color(s) / code(s) (i.e. Sandbank-SW 6052) of paint for each specific area and color chip.

Saying 'Same Color as before' is not acceptable

- c. List areas of needed repair prior to painting and how will they be repaired (material)

Useful Links:

Architectural Control Committee:

<http://www.watterscrossing.com/architectural%20control.html>

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<http://www.watterscrossing.com/Covenants.pdf>

Frequently Asked Questions:

<http://www.watterscrossing.com/Reminders.pdf>

General Home Improvements Guidelines

*Including: Storm Doors, Gutters, Front Yard Swings
Sidewalks, Trash / Recycle Polycarts, Front Entrance Hand Railings*

Architectural Control Committee

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- 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@watterscrossing.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.

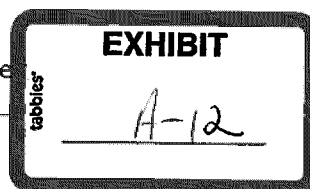
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Revision Dates - Version:

20210831 - Initial draft for new guideline format
1 15 2023- ACC Changes



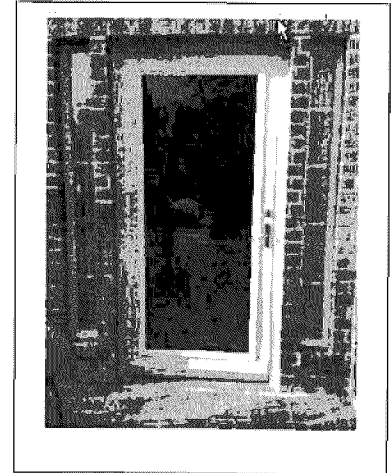
General Home Improvements Guidelines

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Storm Door:

Recognizing that there are some homeowners wishing to have a screen at their front door at certain times, the ACC has elected to accept the following specific types of storm doors installations.

- The door will be full glass / full screen with no horizontal or vertical mullions breaking the glass into lights or sections.
- The door color will be white, black or a color consistent with the adjacent doorframe and home trim colors.
- The door shown at the right would be acceptable installation – following review and approval by the ACC. To assist you, there are several storm doors currently installed in Watters Crossing homes.
- **Required Information:**
 - A colored drawing, brochure, or picture of the proposed storm door and the intended color.
 - Not needed on Request Form: Elevation, Surface Description and Property Plat



Gutters:

- Gutters should match existing external colors (trim, mortar, roof)
- If partial replace, replacement gutters must match existing gutters in color, size and style.
- **Required Information on request:**
 - A drawing or copy of your plat indicating the proposed gutter and downspout location on the existing house.
 - A colored chip and description of the proposed gutter / downspout color.

RAILING (Front Entrance Hand Railings)

- Installation / replacement of Front Walk Hand Railings:
 - Railings should be made from high quality durable metal construction
 - Colors: Black only.

APPLICATION CONTENTS •

- **Required Information:**
 - A drawing or picture of the proposed location
 - Method of attachment to surface (walk, ground, etc.)
 - A color picture and name (brochure) of the proposed railing
 - Planned start date of project

Sidewalks (along the road): (No Request Form necessary if replaced as existing.)

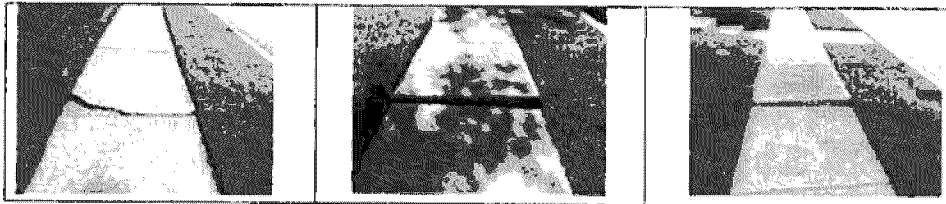
General Home Improvements Guidelines

***Including: Storm Doors, Gutters, Front Yard Swings
Sidewalks, Trash / Recycle Polycarts, Front Entrance Hand Railings***

Sidewalk repair is a shared opportunity between the individual homeowner and the City of Allen.

- The sidewalk in front or side of your house – parallel to the street – is the responsibility of the homeowner with the City of Allen sharing the repair. Repair cost is shared 50 / 50.
- The sidewalk from the above sidewalk to your front door is the homeowner's responsibility. Repair is 100% the homeowner.

The Sidewalk Repair Program is outlined at www.cityofallen.org. We urge all homeowners who may have tripping hazards in front of their homes to pursue the Sidewalk Repair Program with the city.



Front Yard Swings: (No Request Form necessary)

Front Yard Swings are to be removed from sight when not in use. NMI will police this policy and issue violations/fines as warranted.

Useful Links:

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General Home Improvements Guidelines

*Including: Storm Doors, Gutters, Front Yard Swings
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Trash & Recycle Polycarts: (No Request Form necessary)

Section 4.7h of the Declaration of Covenants states:

All containers and other facilities for trash disposal must be located and screened in a manner approved by the Committee (ACC).

The Committee's view towards trash containers in light of Section 4.7h of the covenants is that polycarts, other than the day of trash pickup, must be concealed from view to any street.

Please Note:

- Polycarts are not to be moved to the end of the driveways/alley until the evening of the day prior to collection.
- Polycarts must be removed from ends of driveway/alley by the night of the day of collection.
- **Polycarts cannot be stored in any area visible to any street. If they are, they must be concealed per ACC Fence Guidelines(similar HVAC Guidelines) and receive prior ACC approval.** Concealment methods may include:
 - Fencing (note that ACC review is necessary prior to any fence construction).
 - Location adjacent to garage, in garage or in rear yard, if such a location results in concealment from view.

To further emphasize the above, it is a **City of Allen Ordinance** that polycarts must be removed from the ends of driveways to a concealed location following trash pickup.

In some situations, merely moving the polycarts to an area adjacent to the garage is sufficient for concealment if such a location results in no visibility to a street. Indeed, this method will not be sufficient if such a location is visible to a street between several houses or for the various homes in Watters Crossing that are not serviced by an alley (a front load garage) as these driveways are most visible to the street or streets.

Keep your trashcans in proper working condition and the lids closed tightly at all times. If your can is damaged or the lid is broken or missing, CWD will replace these free of charge by calling 972-392-9300, option 2 and speaking to their customer service representative.

During our growth as a city, Watters Crossing has become a highly desirable neighborhood in which to live. Various realtors have made this statement at community functions,.. We must all work together to maintain that desirability which also works to enhance our property values. The continual visibility of trash containers does nothing to enhance that value. We do appreciate everyone's cooperation with the enforcement of this covenant.

Pool, Spa, Hot Tub and Electrical Generation Guidelines

Architectural Control Committee

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- 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 pool/spa/hot tub 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

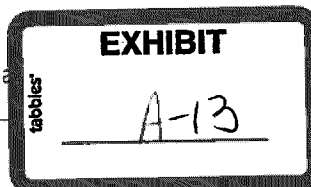
While not necessary, homeowners may request to attend a Committee meeting (usually every 60 days with exception of Thanksgiving/Christmas) using acc@waterscrossing.com and requesting to be placed on the meeting agenda. Following a review by the Committee, requests will be approved or disapproved within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

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

Revision Dates - Version:

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1 15 2023 – ACC Changes



Pool, Spa, Hot Tub and Electrical Generation Guidelines

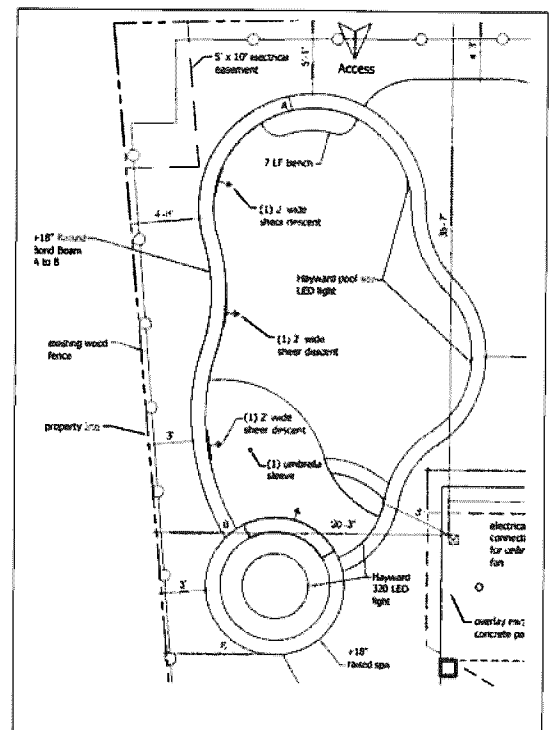
Guidelines:

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

- Pools, spas and hot tubs are to be located in side or rear yards and abide by City of Allen standards. These include minimum property lines distances.
- Pool, spa, and hot tub equipment must be enclosed (screened) as outlined in the Fence Construction and Upgrade Guidelines.
- Above ground, masonry block, vinyl lined and low hung vinyl lined pools will not be approved.
- Pneumatic pool enclosures are not permitted.
- As required by the City of Allen and Watters Crossing, pool, spa, or hot tub drainage must be routed into the sanitary sewer line.

A plot of your property showing where the pool and all pool equipment/drainage/materials/stone and pool deck will be situated is required, which will be provided by your pool company.

Please attach all these detailed documents to your request.



Pool, Spa, Hot Tub and Electrical Generation Guidelines

External Mechanical Generation Equipment - Installation and Fences

While it is expected that equipment such as Pool Related Equipment and Electrical Power Generators will become common place within the subdivision, the following provisions will be relevant:

- Please refer, from the ACC WEB site under **Fence Construction Guidelines (similar HVAC guidelines)**, for additional information on construction to hide equipment and information to be added to your request.
- The equipment must be:
 - Permanently installed.
 - Fully enclosed in an integral manufacturer-supplied sound attenuating enclosure.
 - Approved as required by the City of Allen including building, plumbing, electrical, and fire department.
 - Placed within the established building setbacks of the home, not within 3' of any established utility easements, not within 3' of any drainage easements or on Common Area owned by the Association.
 - Care should be taken in selecting the location for the system so as to not impact neighbor's property. The ACC reserves the right to review and approve the placement of the system on the lot.

Useful Links:

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Flagpole Guidelines

Architectural Control Committee

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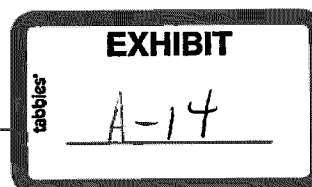
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- o Article V, "Architectural Control Committee"

Requests should be submitted to the ACC via the Request Form found on the ACC WEB site containing a detailed description of what your flagpole request. 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.

Revision Dates - Version:

4 25 2023- ACC Committee



Flagpole Guidelines

Flagpoles are permitted under the following conditions:

Only one flagpole or home mounted flagpole is allowed per homeowner and are confined to a location that is within 15' of the main house.

Flagpoles shall not exceed 20' in height and are limited in color to white, bronze, black or natural brushed aluminum.

- Flagpoles must be in good condition, structurally safe, and harmonious with the home.
- Lighting is permitted but must be designed to "up light the flag. Lighting may not be overly intense, creating nuisance glares or bright spots on neighboring properties.

Flagpoles located within the public right of way (except for temporary use of a permitted flag not exceeding 15 days for a federal/state holiday) or Association Common Area are not permitted.

Wall mount flagpoles are permitted but must be installed and maintained.

Use of the flagpole and mounted flags must be continuous. If a flagpole is deemed not in use for a period exceeding 90 days, the flagpole must be removed at the homeowner's expense within 30 days of notification of violation.

Flagpoles cannot not be used for any ornamental display.

FLAGS PERMITTED

- The flag of the United States of America (in accordance with 4 U.S.C. Sections 5-10).
- The flag of the State of Texas (in accordance with Chapter 3100 of the Texas Government code).
- An official or replica flag of any branch of the United States armed forces.

The maximum size allowed for any flag is 3' X 5'. All flags must be maintained and in good condition.

Useful Links:

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**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000051380

eRecording - Real Property

AMENDMENT

Recorded On: May 10, 2023 03:33 PM

Number of Pages: 47

" Examined and Charged as Follows: "

Total Recording: \$206.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023000051380

Receipt Number: 20230510000436

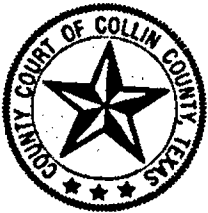
Recorded Date/Time: May 10, 2023 03:33 PM

User: Jennifer W

Station: Station 3

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX