

## **Watters Crossing Architectural Control Committee February 27, 2018 Meeting**

The Architectural Control Committee (ACC) held the monthly meeting on Tuesday, February 27, 2018. Committee members **Larry Ciske, Gordon McCaleb, Joe Eberle, Joe Smith, Aubrey Moore, and Denny Adelman** were in attendance.

### ACC Reminders:

- We ask all homeowners to return their **polycarts** to an out of view location following pick-up. They cannot be left visible to street view. This is a Covenant of Watters Crossing and a Code Ordinance for the City of Allen. Specific [Polycart Guidelines](http://www.watterscrossing.com) are listed in the ACC tab at [www.watterscrossing.com](http://www.watterscrossing.com)
- If you received a letter in your mailbox concerning a visible satellite dish, we ask that these be moved to areas not visible to the front. The ACC will be sending more specific letters to homes where dishes remain in view to front streets. Specific Satellite Guidelines are in the ACC tab at [www.watterscrossing.com](http://www.watterscrossing.com)
- Storm Door installation require ACC review and approval. Specific Storm Door guidelines are located in the ACC tab at [www.watterscrossing.com](http://www.watterscrossing.com)
- Hard to believe, but the volunteers on the ACC have found it necessary to send reminders on removing exterior Christmas decorations and lights even though it is now March. Also, please be sure that all exterior uplighting on home front elevations have been changed from seasonal colors, back to white. And that porch lights are white also. There are specific Exterior Lighting guides in the ACC tab at [www.watterscrossing.com](http://www.watterscrossing.com) on changes and new exterior lighting installs.

Please note that while it is not necessary to attend a meeting for plans to be reviewed, for very extensive construction plans, this can be a timesaver for homeowners. If questions come up from the Committee members, they can be addressed immediately and not hold up the review process

Please bear in mind that the items below represent only a portion of the ACC agenda for the 2/27/2018 meeting. In addition to the review of these projects below, numerous Covenant violations, some continuing from past meetings and some new, were discussed and acted upon. As you can see below, April / May are very busy months.

In checking for your project below, dates in parentheses are when plans were received by the ACC. Also, please note:

- NO CONTRACTOR SIGNS ARE PERMITTED.
- THESE APPROVALS ARE VALID FOR A PERIOD OF SIX (6) MONTHS.
- HARD COPY APPROVALS WILL NOT BE MAILED TO INDIVIDUAL HOMEOWNERS

### **New Business**

1142 Hampton Drive (2/9/2018 via electronic form) request to paint home exterior:

- Siding, trim color will be SW 2849 Westchester Gray per chip included
- Front door color will be SW 6328 Fireweed per chip included
- Review via email among six ACC members and approval emailed to homeowner 2/10/2018.

1142 Hampton Drive (2/7/2018 via electronic form) request to construct new fence:

- Same location
- Board-on-board cedar construction
- Six inch pickets with cap trim
- All steel posts on fence interior
- 2x6 treated lumber kickbase; no more than two in height. For leveling purposes only.

- Eight foot tall to seven foot tall. All transitions will be in step transition where each step is no closer than 12" to the next step and no greater than 12" in height.
- Stained cedar tone.
- Review via email among six ACC members and approval emailed to homeowner 2/10/2018.

404 Woodbridge Drive (2/5/2018 via email) request to install HVAC concealment fence:

- 9.5 feet long
- Steel posts on interior
- Board-on-board construction
- Treated lumber kickbase no more than two in height
- Same construction and stain color to match existing fence at this address, medium brown.
- No height listed; shall be no less than six feet in height and not greater than eight feet in height.
- Review via email among six ACC members and approval emailed to homeowner 2/10/2018.

1302 Placer Drive (2/4/2018 via email) request to replace existing trampoline with new one. Approval emailed to homeowner 2/28/2018.

1002 Edgemont Court (2/2/2018 via electronic form) request to replace existing gutters and downspouts and install all new. Color same as existing color. Approval emailed to homeowner 2/7/2018.

200 Fairfax Drive (2/9/2018 via electronic form) request to install all new windows in same color, size, locations, with muntins. Review via email among six ACC members and approval emailed to homeowner 2/10/2018.

1125 Fairfax Drive (2/10/2018 via email) request to construct cedar, solid roof, patio covering per pics and form submitted. This covering is similar to many others installed in the neighborhood. Review via email among six ACC members and approval emailed to homeowner 2/11/2018.

111 Brentwood Court (2/19/2018 via eForm) request to change rear windows only to new windows with no muntins. Approval emailed to homeowner 2/19/2018.

1235 Irvine Drive (2/15/2018 via contractor email) request to replace existing fence between homes:

- Only portion between two homes will be replaced
- Construction will match existing construction and color of fence at 125 Irvine Drive
- All cedar construction, 6" board-on-board
- All steel posts on fence interior and will be covered in matching, stained wood on four sides
- Top cap and trims
- Stained medium brown
- Six (6) feet tall. This fence does NOT junction with another fence of a different height. If it does, the transition is required to be a series of steps where each step is no higher than 12" and no closer to the next step than 12".
- Review via email among six ACC members and approval emailed to homeowner 2/19/2018.

1119 Fairfax Drive (2/26/2018 via electronic form) request to install HVAC concealment:

- Six feet wide
- Six feet high
- Cedar, side-by-side boards
- Steel posts on interior
- Stained medium brown.
- Approval emailed to homeowner 2/27/2018

502 Bel Air Drive (2/25/2018 via electronic form) request to install new roof in color "Weathered Wood" . Approval emailed to homeowner 2/25/2018.

502 Bel Air Drive (2/25/2018 via electronic form) request to paint house:

- Color Sherwin Williams Rye Grass
- Door color; existing stained walnut
- Approval emailed to homeowner 3/1/2018.

All projects submitted during the month of March will be reviewed at the March 27, 2018 meeting.

Any construction beginning with no prior review and approval of the Architectural Control Committee is in violation of the Declaration of Covenants, Conditions, and Restrictions of Watters Crossing and subject to immediate removal.

Next Meeting is Tuesday, March 27, 2018 at 7:00 PM, at the Clubhouse