

# WATTERS CROSSING

## Watters Crossing Architectural Control Committee Declaration of Covenants, Conditions, and Restrictions General Guidelines

In order to further assist the homeowners of Watters Crossing with the Review Process, the Architectural Control Committee (ACC) will be publishing a series of guidelines, which will further explain the criteria used by the ACC in reviewing projects submitted by homeowners. It is the intent of the ACC to make these guidelines available in the Watters Crossing Website, the Watters Crossing Newsletter, and as a part of the new homeowners packet from the Welcoming Committee.

The **second** in this series will offer guidelines on **concealment of HVAC units**. These guidelines are general in nature and are not meant to replace the specifics outlined in the Covenants concerning HVAC units.

Please note that these guidelines are not meant to “shortcut” the approval process. All construction plans, both new and for replacement of existing construction, must be submitted for review to the ACC **PRIOR** to the commencement of any construction.

We hope you find these guidelines useful in submitting any future plans you may have for fence construction and/or staining.

Finally, some useful links on the Watters Crossing website:

Architectural Control Committee: <http://www.watterscrossing.com/architecturalcontrol.html>

Declaration of Covenants, Conditions, and Restrictions:  
<http://www.watterscrossing.com/Covenants.rtf>

Review Procedure Form  
<http://www.watterscrossing.com/reviewprocess.rtf>

Frequently Asked Questions  
<http://www.watterscrossing.com/Reminders.rtf>

**Section 4.4U Concealment of HVAC Units**

Section 4.4U of the Watters Crossing Declaration of Covenants, Conditions, and Restrictions states that all HVAC equipment must be located on a side yard and shielded from public view from any adjacent street.

This easiest and simplest method of being in compliance with this Covenant is the construction of a single fence panel a minimum of six feet in height, not to exceed eight feet in height, and a minimum of four feet wide. The situation **at right** would be in compliance with the Covenants.



The minimum of four feet in width is changeable and can be wider depending upon needs to shield the equipment. Different homes have connected adjacent fences to provide this shielding. The situation **at right** would be in compliance with the Covenants.



An alternative is the installation of an evergreen shrub(s) that results in shielding of the units. If these die, are removed, or are cut back for some reason, the property becomes out of compliance. The situation **at right** would be in compliance with the Covenants.



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**At right** are HVAC units where either the existing fence panel or an evergreen bush has been removed or died. This situation would be in violation of Section 4.4U of the Covenants.



**At right** are HVAC units where either the existing fence panel or an evergreen bush has been removed or died. The replacement is an extremely small bush. While intent is appreciated, the result is obviously not concealment. This situation would be in violation of Section 4.4U of the Covenants.



**At right** are HVAC units where possibly an existing bush is dying, or has been trimmed to the point where it is ineffective. This situation would be in violation of Section 4.4U of the Covenants.

