



Welcome to Watters Crossing!

Your HOA is paperless. Communications are provided via the web at www.watterscrossing.com and at select times, via email to our homeowners. **You are urged to go online and sign up for email from Watters Crossing.** It will never be used for any type of advertisement and will only be sent for HOA specific items. Also, at various times through the year, HOA events are announced via the signing located permanently at each of our entrances. Note that the info provided in this packet to you as a new homeowner can change as volunteers and positions change. The newest, up-to-date info is always at www.watterscrossing.com. Note that official Watters Crossing information is located only at www.watterscrossing.com.

Watters Crossing is self-managed with two exceptions; financials and ACC violations are handled by the management company NMI. As such, we rely totally on a stream of continual volunteers for specific areas. Volunteering can be a one-time thing, such as helping at the Spring Party or Holiday Social, or it can be taking ownership with one of the active committees. **We hope it will be possible for you to volunteer.** This provides not only the opportunity to help your community, but also to meet your neighbors.

2024 Watters Crossing Homeowners Association Officers

President – Denny Adelman
president@watterscrossing.com

Vice President – Mike Shisko
vicepresident@watterscrossing.com

Secretary – Katie Armstrong
secretary@watterscrossing.com

Treasurer – Marcia Ackerman
treasurer@watterscrossing.com

Contact the officers only in case of emergency or if any other service is unavailable to assist you.

Committees

Architectural Control Committee ACC WCHOA-ACC This committee is an appointed committee. Contact this Committee in writing BEFORE you intend to build, construct, or place any permanent or temporary structure on your property to avoid additional costs to correct a violation. This includes temporary buildings, sheds, satellite dishes, swing sets, fences etc. Go to www.watterscrossing.com to view various ACC documents including the Review Guidelines for submitting projects. Potential projects for review can be submitted via online forms at www.watterscrossing.com in the ACC link.

ACC Chairman – Larry Ciske

acc@watterscrossing.com

Clubhouse Coordinator – Greg Myers

Go to www.watterscrossing.com to check for open calendar dates and to utilize on-line calendar for requesting Clubhouse.

Clubhouse address – 900 Bel Air, Allen TX 75013

clubhouse@watterscrossing.com

Community Awareness – OPEN

Responsible Watters Crossing global email

communications@watterscrossing.com

Crime Watch Coordinator – Fidel Perez

Residents can report incidents or suspicious activities within the community.

crimewatch@watterscrossing.com

Events Coordinator – Denny Adelman

Responsible for finding volunteers to coordinate neighborhood events and soliciting sponsors.

Pools, Ponds Coordinator – Brent Schoonover

Oversees Phase I and Phase II neighborhood pools.

pools@watterscrossing.com

Sanitation Engineer – Tim Noeske

Returns trash polycarts weekly from street at Clubhouse

Tennis Court Chairpersons – Kyle and Mandy Markee

Oversees tennis court.

Email request for tennis court access code.

tenniscourt@watterscrossing.com

Tool Time Committee – Gary Harrington

tooltime@watterscrossing.com

Watters Crossing Playgroup Coordinator – OPEN

Coordinate neighborhood playgroups / weekly and quarterly activities.

playgroup@watterscrossing.com

Website Coordinator – Vijay Bhalla

Maintains our community website. Visit us at

www.watterscrossing.com

info@sitearts.com

Welcoming Service – Justin Wallraven

Personally welcomes and delivers welcome packets to new homeowners in the neighborhood. Local businesses may submit flyers, coupons, or catalogs for our welcome packets.

Welcoming@watterscrossing.com

Yard Sale Coordinator – Joyce Paul

Coordinates the advertising, sign-up, and the distribution / pick-up of the yard sale signs.

yardsale@watterscrossing.com

Questions of Problems to Report

Questions on homeowner dues, home resale documents, realtors:

treasurer@watterscrossing.com

bsimmons@nmitx.com

Clubhouse problems:

- Door code does not work?
- HVAC not working?
- Appliances not working?
- Broken window or door?

clubhouse@watterscrossing.com

Comments / questions / input on Community Awareness:

communications@watterscrossing.com

New homeowner, or need a replacement Pool Access Card?

poolaccess@watterscrossing.com

Phase I and Phase II Neighborhood Pool Restrooms

secretary@watterscrossing.com

Phase I and Phase II Neighborhood Pools:

- Water issues
- Furniture issues

pools@watterscrossing.com

Streetlight burned out?

www.oncor.com

Sidewalks:

- Broken / cracked?
- Tripping hazard?
- Information of Sidewalk Responsibility / Repair and Replacements?

www.cityoffallen.org

Sprinklers in common areas:

- Need repair?
- Running when they should not be running / wrong day?
- Email ONE below with specific information:

president@watterscrossing.com

vicepresident@watterscrossing.com

secretary@watterscrossing.com

treasurer@watterscrossing.com

Suspicious activity at the clubhouse, pools, or other common areas of Watters Crossing?

City of Allen Police Non-Emergency Number: **214-509-4321**

Tennis Court Problems?

tenniscourt@watterscrossing.com

Amenities

All Watters Crossing common areas and amenities are private property. These areas are supported by all homeowners' dues and are for the use of Watters Crossing Residents only. Additional signing calling out Watters Crossing "ownership" has been installed throughout Watters Crossing. This signing will call out "Private Property" in various locations. We have received numerous complaints of non-residents of Watters Crossing using the amenities of Watters Crossing. Please remember that Watters Crossing is a totally volunteer Homeowners Association. As such, we ask all homeowners to be involved in the care of our common areas and amenities:

CLUBHOUSE

Again, it is private property. We have suffered vandalism here in the past and if odd goings-on are witnessed, you are right to challenge what is happening. Information on Clubhouse rental is at www.watterscrossing.com.

PARKS

- A private, playscape / park is located adjacent to the tennis court on Bel Air Drive. A second, private playscape / park is located on Bel Air Drive and Placer Drive. Problems with either of these parks can be addressed to board@watterscrossing.com.
- The large Watters Crossing Park located at Bel Air Drive and Newport Drive is a City of Allen park. Problems with this park can be addressed to the City of Allen.

PONDS

The ponds are private property and are stocked for **catch and release only** fishing by residents only. We are receiving notice of increased numbers of people of questionable Watters Crossing residency fishing and retaining the fish at the ponds. Again, you are completely within your rights, as a Watters Crossing homeowner, to ask anyone fishing at either pond for a specific address and to inform them that the ponds are private property and to please leave.

POOLS

Both the Phase I and Phase II pool are private property. As the published rules call out, if you see anyone damaging property or abusing their use of the pool, you are urged to challenge them. Entry to each pool is via a keycard. Please do not open the gate for anyone who indicates they "forgot their card" or their card "does not work" unless you personally know they are a Watters Crossing resident. You are completely within your rights, as Watters Crossing homeowner, to ask anyone in the pool areas where they live and for a specific address. If they do not live here, ask them to please leave, as it is private property.

TENNIS COURT

Detailed rules are published at the tennis court. The tennis court is to be used only for tennis, pickleball, and basketball. It is neither a playground nor a dog park. No wheels of any type and no animals are permitted on the court. If you see any group not playing tennis or basketball, do us all a favor and challenge them as to what they are doing. **Access is via your pool card.**

Architectural Control Committee (ACC)

Frequently Asked Questions:

What are the Covenants?

The Declaration of Covenants, Conditions, and Restrictions is a legally binding document applying to all homeowners within the master-planned community of Watters Crossing.

I do not have a copy of the Covenants; how do I receive a copy?

It is required that a copy of the Covenants be provided to a homeowner at the closing when the house was purchased. The Covenants are posted in the website of Watters Crossing at

www.watterscrossing.com.

How do the Covenants affect me?

The Covenants control many things within Watters Crossing. Some items are: upkeep of the property of homeowners; Improvements to the property of homeowners; Uses of the property of homeowners; the common areas of Watters Crossing; and the establishment of both the HOA Board of Officers and the Architectural Control Committee. The Covenants apply to, and protect, all homeowners.

How are the Covenants administered?

As established in the Covenants, the Architectural Control Committee (ACC) is an appointed committee, consisting of three members and a Chair, who administer the Covenants. Most importantly, all improvements and/or changes to properties within Watters Crossing must be approved by the ACC prior to any improvement and/or change commencing.

How do I obtain approval?

Plans for construction, changes, and/or improvements must be submitted to the ACC **prior** to any work commencing. The **review procedures** are posted on-line in the website of Watters Crossing. The review procedures list what is needed by the ACC.

What improvements need approval?

ALL exterior construction / improvements must have prior review and approval of the ACC. Most commonly, this includes (but is not limited to) landscaping, fence replacement, fence staining, roof replacement, window replacement, exterior painting, patio covers, decks, pools, swings/playhouses, satellite dish installation, and storage buildings.

Why do I need approval to replace or stain my fence?

The Covenants list several restrictions on fences including height and materials. Fences on certain street have specific restrictions. Color is reviewed.

Do I need approval to paint the outside of my house or replace the roof?

Yes.

Why would I need approval for these items?

Roof and exterior colors must be approved by the ACC. There would be a potential major expense to a homeowner with a roof or exterior paint color, which has had no ACC review and is found, to be in violation of the Covenants.

How long does it take to receive approval?

Completing the online form completely will help in getting review of your plans done promptly. Reviews of plans are completed via email and if information is missing from project submissions, it will delay review. It is not necessary to attend an ACC meeting to submit plans. However, the ACC meets every odd numbered month. Meetings are at the Clubhouse. It may be beneficial to submit in person any detailed architectural plans such as a room or garage expansion.

Can I attend the ACC meeting to go over my plans?

Any homeowner can attend the ACC meeting. Information to attend is located at www.watterscrossing.com Click on "To Attend an ACC Meeting in the header for information. However, it is not necessary to attend a meeting to present your plans, unless they are quite extensive.

Do I have to wait a month for approval of plans?

Like most things in Watters Crossing, the ACC is composed of volunteer homeowners. The meetings are every other month. But you do not have to wait a month for plans to be reviewed. With the use of the online forms for project submission, most plans are reviewed among ACC members via email with results communicated to the homeowner within a few days.

I have already scheduled a contractor to start next week. Must I wait?

All construction / improvements within Watters Crossing that has not had prior review and approval of the ACC is in violation of the Covenants and subject to removal.

Will my plans be approved as submitted?

For major projects, the ACC works with homeowners to adjust plans which would bring the plans into compliance with the Covenants. This prior review prevents costly expenses to a homeowner should a non-reviewed project be found to be in non-compliance with the Covenants.

Beside construction and / or improvements to properties, what other restrictions are in the Covenants?

Other common restrictions include:

- **No signs** are permitted to be posted in Watters Crossing by homeowners. Exempt signs would include signs for the sale of a home (restricted to one sign) and signs for elections. Guidelines for election signs are located in the ACC link at www.watterscrossing.com
- **Boats and trailers** are never permitted to be parked on any street within Watters Crossing. Continued violations result in a special assessment and communication to the HOA attorney.
- **Boats and trailers** may not be stored in any driveways blocking bay doors. There are specific restrictions within the Covenants regarding the storage of boats on properties, most importantly; they must be completely concealed from public view.
- **Yards, foundation plantings, and trees must be maintained** to the level of Watters Crossing. The ACC receives numerous complaints on yard upkeep.
- **These are only a few of the specifics. Please review the copy of the Covenants you received at closing. The Covenants are also online at www.watterscrossing.com.**

Does the ACC favor conservation projects

- The ACC accepts rain barrel installations. The preferred location is within the rear, fenced in yard locations. These will be accepted on the sides of properties when completely concealed by a six (6) foot to eight (8) foot tall, solid fence panel. The width of the panel is determined as needed for concealment.
- The ACC accepts solar roof panels.
- The ACC accepts plans for yard renovations / reconstructions using drought tolerant, low water usage plants, ground covers and more.

As with all exterior improvements, any of the above must be submitted to the ACC for review and approval prior to any construction commencing. Project submissions now are easy using the online forms at www.watterscrossing.com and most projects are expedited within the committee via email. Project forms provide the ability to upload photos, plans, and other supporting documents.

How do I contact the ACC?

Plans are submitted via email using the online forms. Correspondence with the ACC in writing can go to acc@watterscrossing.com

Alleys

The speed limit in alleys is posted at 10 mph. We have received complaints of speeding which is a major concern of people with small children. Additionally, most of the alleys in Watters Crossing have 90 degree turns at the entrances, causing visibility issues. We ask you to be sensitive to your neighbors and please adhere to the alley speed limit, regardless of time of day.

The Architectural Control Committee receives complaints concerning lack of alley maintenance. We would remind everyone that the grounds keeper for Watters Crossing does NOT maintain the alleys. It is the responsibility of each homeowner to maintain the alley area behind / adjacent to their home. This includes mowing, edging, and keeping clear of debris.

Greenbelts

The greenbelts within Watters Crossing are for the enjoyment of all Watters Crossing homeowners. All of the greenbelts within Watters Crossing, and several of those adjacent, are maintained by the HOA. While several the greenbelts are left in their natural state, at times homeowners' dues are used for necessary clearing of major tree falls. Recently, tree limbs / trimmings have been dumped in the greenbelt bordered by San Mateo Drive and Bel Air Drive, adjacent to Woodbridge Court. In the same area, trimmings have been discarded further into the greenbelt onto both WCHOA property and the adjacent church property. Trimmings either were dumped or washed up to block the culvert at the San Mateo / Bel Air intersection. This has happened in the past with the greenbelt on Laguna Court / Bel Air Drive and with the greenbelt adjacent to Imperial Drive. In the case of the Laguna / Bel Air area, yard workers were witnessed leaving a property on which they were working and dumping the debris in the greenbelt. When challenged, they returned the trimmings to their trailer and left. Please be aware that these areas are not dumps. They are not for the disposal of yard trimmings and tree limbs. In some cases, it will be necessary to utilize homeowners' dues to remove debris.

On-Street Parking

Complaints include the number of cars parked together, cars parked on both sides of the street, and cars parked too close to stop signs. These situations cause visibility issues and there is a great concern for the children here. Please be considerate of your neighbors. DO NOTE:

- Do not park in front of your neighbor's home.
- We ask homeowners to be extremely sensitive to Bel Air Drive. It is the main feeder street within Watters Crossing and also the route of the hike and bike trail along most of its length. On it are the various playgrounds, the tennis court, and the clubhouse. We would ask homeowners to avoid parking on Bel Air Drive, especially overnight, due to the higher vehicle traffic and number of pedestrians, including children and pets.
- Garages must be maintained to allow for the parking of the number of vehicles inside for which they were designed. **Garages cannot be converted to another use**, i.e. storage, gyms, offices, workshops, etc. No boats, trailers, vehicles can be stored in the driveway in front of a garage door and prevent that bay from being used. Note that if anything is preventing a homeowner from parking two (or three per design) vehicles within their garage, it is a violation of the Declaration of Covenants, Conditions, and Restrictions of Watters Crossing.

Polycarts

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

The Committee's view toward trash containers considering Section 4.7h of the Covenants is that polycarts, other than the day of pickup, must be concealed from view to any street. Please note:

- Polycarts are not to be moved to the ends of driveways until the evening of the day prior to collection,
- Polycarts must be removed from ends of driveways the night of the day of collection.
- Polycarts cannot be stored in any area visible to any street. Concealment methods may include:
 - Fencing (note that ACC review is necessary prior to any construction)
 - Locating adjacent to garage, in garage, or 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 door 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 within 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 trash cans in proper working condition and the lids always closed tightly. 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.

Community Clubhouse

Who may rent the clubhouse?

Only residents can rent the clubhouse. The adult resident renting the clubhouse MUST be present at all times that the clubhouse is utilized.

Does rental of the clubhouse include private pool use?

No, the pool is not available for private rental.

Does the rental include private tennis court use?

No, the tennis court is not available for private use. And children of attendees of a clubhouse function are not permitted to play on the tennis court.

What are the rental rates?

The rental rates are

- \$75 weekdays (Monday through Thursday)
- \$150 per half day (Friday, Saturday, Sunday) (8:00 AM – 4:00 PM or 4:00 PM – 12:01 AM)
- \$250 per full day (Friday, Saturday, Sunday) (8:00 AM – 12:01 AM)

You MUST include set up time and clean up time in your rental rate.

NOTHING MAY BE LEFT OVERNIGHT without a rental fee for the next day.

Deposits are cash or checks only. Checks are made out to WCHOA and must have a residential address on them. There are **NO EXCEPTIONS!**

What is the deposit?

The deposit is \$250.00 and MUST BE A check with a Watters Crossing residential address.

How do I book a date?

Please check the online calendar on the website. It is recommended to verify at least 3 to 4 weeks in advance for regular dates and allow more times for holiday bookings.

How do I access the Clubhouse?

The Clubhouse has keyless entry. Entry is via a code you receive with your reservation. The code is used as follows:

- The keypad is located to the right of the clubhouse front door
- Press * followed by your four-digit access code, followed by #
 - EXAMPLE: *9999#
- If the code is entered correctly, a green light will appear on the pad and you will have ten seconds to access the door, by pushing open. The knob itself is disabled and will not open the door.
- If the code is entered incorrectly, a red light will illuminate. Once the red light is off, you may try again entering the correct code.
- If an error is made while entering the code, simply press the * key and begin over.
- About the four-digit code:
 - These are valid for the day of your rental ONLY
 - As the lock resets ten seconds after entering the code, take care to not lock yourself and/or guests out. Leaving the door ajar will permit easy entry / exist during your event.
 - Your code expires at midnight of your rental day. If your event should run past that time or when cleaning up, take care to not lock yourself out. After midnight, leave the door open or ajar until you are ready to leave.
 - The door can always be opened from the inside

Detailed instructions on how to use the keypad for clubhouse entry are located at www.watterscrossing.com and are also sent with your clubhouse reservation.

Community Pools

Both pools and grounds are **private property** and for the use of Watters Crossing Residents only. These are your amenities as a resident of Watters Crossing and paid for and maintained by your HOA Dues. If you are in the pool area, please do not permit anyone into the pool area who does not have a card, for any reason. Cards are "address specific" and access can be turned off for any of several reasons to a particular homeowner.

Pools are private property and for the use of Watters Crossing Residents only.
Guests are limited to four per Watters Crossing resident who must be present.
Pool Hours 8:00 AM to 10:00 PM.

How do I gain access to the pool?

Access to either pool is with a keycard. Note that keycards are address specific and are issued one per address. Do not allow your key to be used by anyone else. Note that pool cards are deactivated for WCHOA financial issues or Architectural Control Committee violations. If your pool card does not work, please email poolaccess@watterscrossing.com

As a new homeowner, I did not get a keycard. How do I get a replacement card?

Send an email to poolaccess@watterscrossing.com While it can take up to one week to obtain a card, they are usually available within a day or so of your email. There is a \$25 charge for replacement for lost or stolen keycards.

Can I reserve the pool for a private function? Does the clubhouse rental include the pool?

Rental of the Clubhouse in no way includes reservation of the pool. Please remember that Watters Crossing residents are permitted four (4) guests per family, planned parties, party decorations, and balloons are not permitted at either pool at any time. This includes birthday parties, parties for soccer and other teams. This is not meant to prohibit resident's gatherings but to prohibit the use of the pools for a group "event" where the majority are not Watters Crossing residents. The pools are for the enjoyment of Watters Crossing homeowners.

Pool Rules

Both pools and grounds are **private property** and for the use of Watters Crossing Residents only. These are your amenities as a resident of Watters Crossing and paid for and maintained by your HOA Dues. If you are in the pool area, please do not permit anyone into the pool area who does not have a card, for any reason. Cards are "address specific" and access can be turned off for any of several reasons to a particular homeowner.

Pools are private property and for the use of Watters Crossing Residents only.
Guests are limited to four per Watters Crossing resident who must be present.
Pool Hours 8:00 AM to 10:00 PM.

- Please use pool shower prior to entering the pool.
- No diving.
- No running.
- No pets at any time (except during Dog SPLASH!)
- No bikes, skateboards, roller blades, or wheels of any type
- Each person is responsible to ensure that the pool gates are closed. •Pool gates are never to be propped open
- Only proper swimming attire allowed. No cut-offs.
- Children under the age of 13 must be attended by an adult.
- Clean diapers on young children required.
- Each family is responsible for any damage to pool and surrounding area.

- Personal flotation devices are allowed. Recreational flotation devices are prohibited.
- No glass containers. No food is permitted in or directly adjacent to the pool.
- Anyone creating a disturbance in the pool area will be asked to leave.
- Please can your trash. No smoking or vaping in all common areas of the pools and clubhouse

Community Sports Court

The Sports Court is **private property** and for the use of Watters Crossing Residents only. It is striped and intended only for tennis, pickleball, and basketball. Specific rules are posted at the court. This is your amenity as a resident of Watters Crossing and paid for and maintained by your HOA Dues. If you are in the Sports Court, please do not permit anyone into the court who does not have a card, for any reason. Cards are “address specific” and access can be turned off for any of several reasons to a particular homeowner.

The court is private property and for the use of Watters Crossing Residents only.

Guests are limited to three per Watters Crossing resident who must be present.

Court is open 6:00 AM – 10:00 PM

Do I need a reservation to use the Sports Court?

No, a reservation is not required.

How do I access the court?

The court is accessed with a homeowner's pool card. Note that pool cards are deactivated for WCHOA financial issues or Architectural Control Committee violations. If your pool card does not work, please email poolaccess@watterscrossing.com.

How do I report problems with the court?

Email tenniscourt@watterscrossing.com