

# **WatersBend**

## **Design Guidelines**

**Builder Guidelines and Construction Standards  
For Single-Family Residences**

As Amended and Adopted  
May 10, 2005  
by the  
Architectural Control Committee

# WatersBend Design Guidelines

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**WATERSBEND BUILDER GUIDELINES**  
**\*\*\*THESE GUIDELINES ARE SUBJECT TO CHANGE WITHOUT NOTICE\*\*\***

**ALL IMPROVEMENTS TO PROPERTY  
ARE REQUIRED TO BE SUBMITTED TO  
THE WATERSBEND ARCHITECTURAL REVIEW COMMITTEE (ARC)  
FOR REVIEW AND APPROVAL PRIOR TO THE INCEPTION OF ANY CONSTRUCTION.**

**FURTHER, IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE COMPLIANCE  
WITH THE LATEST REVISIONS TO THESE GUIDELIENS.  
COPIES WILL BE MADE AVAILABLE UPON RQUEST TO THE ARC**

**Purpose of Guidelines**

The Design Guidelines have been established for the use by third party builders in the WatersBend community. They are aimed at ensuring an attractive, coordinated physical environment both during and after construction. Design diversity is encouraged in order to create a specific identity for each residential village. However, certain standards have been adopted for key elements to provide continuity and to maintain overall quality. The property owner should familiarize himself and his building team with the requirements of the Design Guidelines and confirm that he has the latest revision.

Remember that WatersBend is located within The City of Fort Worth and is, therefore, subject to Fort Worth's development ordinance. The City of Fort Worth, and Tarrant County, or any other applicable governmental agency, should be contacted at the beginning of the building process to insure compliance with all applicable regulations. Compliance with all governmental regulations is the obligation of the third party builder.

The Architectural Review Committee (the "ARC") reserves the right to modify and change the Design Guidelines as well as grant variances to the Design Guidelines.

**Builders within WatersBend are responsible for compliance with all applicable city, county, state, and federal regulations.**

## **SECTION 1 - SITE LAYOUT**

### **1.1 General**

The builder/owner is to construct homes and maintain individual lots in a manner prescribed by the Declaration of Covenants, Conditions and Restrictions, the recorded plat/replats, rules and regulations of the WatersBend Homeowners Association, Inc. and these Design Guidelines.

Compliance with building setback lines, lot layouts, driveways, sidewalks, garages, and etc. is required of the builder/owner. Ties to utilities are the responsibility of the builder/owner.

The builder/owner shall comply with any and all ordinances that may be in effect from the City of Fort Worth, Tarrant County and/or any other governmental agency having applicable jurisdiction.

### **1.2 Building Setbacks**

All front, rear and side set backs will be as shown on the recorded final plat for Fossil Hill Estates Phase II, "WatersBend", and/or will be as the current Ordinances of the City of Fort Worth or the Declaration of Covenants Conditions and Restrictions for WatersBend as stipulated.

### **1.3 Driveways**

The builder is required to construct a driveway into the street right-of-way to connect to the existing street. Such driveway shall be placed in accordance with the City of Fort Worth and Tarrant County requirements.

### **1.4 Pools & Spas**

Above ground pools are not permitted. However, above ground spas and/or hot tubs are permitted with the restriction that above ground spas and/or hot tubs shall not be visible from streets or common areas. All plumbing, heaters, pumps, filters, etc. must be skirted, decked, screened, or landscaped to hide from public view.

Swimming pool appurtenances such as rock waterfalls, slides, and diving boards must not be over six feet (6') in height. Skimmer nets, long handle brushes, pool chemicals, filters, pumps, heaters, plumbing, etc. must be stored so as to not be visible from public view.

Pool walls shall not encroach on any utility easement. If pool plumbing is required in the utility easements, contact the appropriate utility company before digging. Wood or concrete pool decks may be placed on utility easements, but are subject to removal by utility companies in the future.

### **1.5 Fences**

All rear yards on each lot in WatersBend are required to be fenced upon the completion on the home on such lot by builder unless such Lot is already fenced by the Developer.

A minimum fence setback of ten feet (10') from the front facade of the house is required unless otherwise approved by the ARC.

A maximum fence height of six feet (6') is allowed.

Fences are only to be constructed with 1" x 4" pickets of pine, cedar or spruce material. Posts and rails may be constructed with wood or metal material.

On all lots with wood fencing visible from the street, the fence must be constructed with the finished side out. Posts and rails are not to be seen from the street or any common area.

Diagonal and horizontal fencing is strictly prohibited.

No used material may be used to construct any fence.

All fences are to be kept in good repair.

Electric meters, A/C units, and other facilities located on the street side of a lot are to be placed behind the fence or screened by landscaping.

Side yard gates are discouraged on the street side of a lot.

## **1.6 Lot Drainage**

It will be the responsibility of each builder to provide adequate drainage for each lot in conformance with the drainage plan.

The builder must establish a drainage pattern upon completion of the house to insure that each lot has positive drainage away from the house foundation and drain to an adjacent street or common area.

It is the homeowner's responsibility to maintain this drainage patterns and not alter the flow of water from their lot.

## SECTION 2 – ARCHITECTURE

### 2.1 General

The following guidelines are not intended to limit the creativity of the architects or builders in their design or construction of homes in WatersBend. They are intended to provide a basis for design concepts, forms, and materials to create a comfortable living environment while fitting into the overall sense of community.

The builder/owner shall be responsible for installation and maintenance of the area within the public street right-of-way (between the back of the street curb and property lines).

Each builder/owner shall be responsible for street cleaning and trash pickup in the area immediately adjacent to where the home is being constructed.

#### 2.1.1 Minimum Floor Area

The following floor area requirements must be adhered to unless otherwise approved by the ARC. These requirements meet or exceed the minimum requirements set forth in the Declaration of Covenants, Conditions, and Restrictions and may be modified by the ARC.

The floor area is to be calculated as the total square footage of the air-conditioned floor area of any single-family residence exclusive of open porches, garages, or breezeways.

All residences constructed shall have a minimum floor area of 1,200 square feet. If the square footage calculation falls within one percent (1%) of the square footage requirements, a variance may be granted by the ARC.

### 2.2 Elevation Repetition

Location of house designs should be carefully reviewed to avoid excessive repetition in the street scene. The intent is to avoid the negative "look-alike" effect of frequent repetition, but still allow sufficient latitude in satisfying market demand.

- When building the same plan, different elevation, on the same side of the street, <sup>one</sup>~~two~~ (1) lots must be skipped and a different color brick used.
- When building the same plan, different elevation, on both sides of the street, one (1) lots must be skipped and a different color brick used.
- When building the same plan, same elevation, on the same side of the street or both sides of the street, three (3) lots must be skipped and a different color brick used.

The ARC reserves the right to reject an elevation that closely resembles that of a nearby house or in any way detracts from the overall street scene. Identical uses in brick type, color and siding color is generally prohibited on homes that are adjacent to one another.

## **2.3 Exterior Materials**

Samples of all finish materials must be submitted by the builder to the ARC for approval.

Soft subdued paint colors as approved by the ARC should be used. Bold primary colors are prohibited. Each builder is required to submit a color palette to the ARC for approval.

Brick and stone selections must be approved by the ARC prior to installation. Repetition of Masonry, as defined below, materials will not be permitted on adjacent houses.

Unless otherwise approved by the ARC, at least fifty (50%) percent of the exterior walls, excluding windows and gables, must be of Masonry construction.

In Masonry construction, all mortar joints are to be tooled with mortar color complementary to the brick color.

Gable ends of a uniform material tend to be more appealing than those that change at the eave line and are strongly encouraged.

High contrast trim or material variation should be avoided in favor of those that are chosen to blend the elements and color.

“Masonry”, as defined for purposes of these Design Guidelines, shall be considered materials of brick, stone, stucco. Hardi-Plank® siding is not considered a masonry product.

No aluminum siding shall be permitted as an approved exterior material in WatersBend.

Roofs on all buildings in WatersBend shall be covered with fiberglass composition shingles with a life of no less than twenty (20) years. The color of any shingles shall be of wood tone, earthtone or in harmony with earthtones and shall be subject to the approval of the ARC. Any other type of roofing material may be used only if approved in writing by the ARC prior to installation.

All residential dwellings constructed on the lots in WatersBend shall have a cast stone address plaque installed into the front elevation thus giving the community a consistent theme for such plaques. The ARC prior to installation must approve any other type of address plaque.

No window in any residential dwelling or other approved improvement that is visible from any other lot, residence, street or common area may be covered with any aluminum foil or other reflective material. Window coverings must be compatible with the design and color of the residence and the overall appearance of the community. The ARC shall have the sole authority to determine whether particular window coverings are compatible with the design and color of the residence and the overall appearance of the community.

### **2.3.1 Chimneys**

All chimneys located on the exterior portion of a dwelling unit shall be constructed of brick, stone, stucco or hardi-plank siding. Prefabricated metal fireplaces and metal flues may be used but their chimneys must be masonry clad to present the appearance of traditional masonry chimneys.

The height of the chimney should be in proportion to the roofline and adhere to the fire codes

## **2.4 Exterior Lighting**

The builder/owner may install and maintain lighting on individual lots in a manner so as to not cause distraction, nuisance, or be unsightly.

Ground lighting or decorative light fixtures are acceptable. Decorative fixtures must be of high quality materials and workmanship, and be in scale with the residence.

Freestanding decorative fixtures are acceptable with ARC approval. Mercury vapor lights, when used for special landscape lighting affect (hung in trees as up or down lights), is permissible only with prior approval from the ARC.

Incandescent, low voltage incandescent, metal halide, quartz, and natural gas lights are acceptable.

Spotlights are to be directed to avoid light spill onto any adjacent property.

## **2.5 Screening**

When practical all air conditioning units, water purification systems, etc. are to be placed away from public view, preferably in the rear or fenced side yards. Meters shall be placed in a manner that limits their visibility from the street and shall be screened from view with landscaping.

Wood fences and/or shrubs are acceptable screening materials.

## **2.6 Roof Top Antennae & Satellite Dish**

The roof, as a design element, should be kept as visually unobstructed as possible.

No roof top antennae will be permitted on the outside of a residence. All antennae must be concealed within the attic or otherwise completely concealed.

Installation of any satellite dish requires prior written approval from the ARC.

All satellite dishes in excess of one (1) meter in size shall be located in a fenced back yard with no part of the dish visible above the top of the fence. It is recommended that all satellite dishes less than one (1) meter in size be installed so as not to be visible from the street directly in front of the house.



### **2.6.1 Roof Protrusions**

Vent stacks and other necessary roof protrusions, where possible, should be located to be away from view from the adjacent street. All vent stacks and flashing are to be painted to match color of shingles. Shingles are to be overlapped at valleys so that no valley flashing is exposed.

### **2.6.2 Roof Gutters & Downspouts**

Gutters and downspouts are not required. If used, however, they should be integrated with the architectural design in color, shape, and location.

If gutters are not used, positive drainage away from the house should be provided.

Downspouts are to be located to provide a clean, unobtrusive appearance, terminated by either splash blocks or drained underground to appropriate termination.

### **2.6.3 A/C Equipment**

No window or roof top HVAC equipment is permissible. Extreme care should be taken in the location of condensers to avoid noise infiltration of adjoining bedrooms and other "quite" zones.

## **2.7 Carports**

No carports shall be constructed on any lot in WatersBend. With the prior written consent of the ARC, a porte cochere may be approved; however any approved porte cochere will be an addition to and not a replacement of the garage requirement stipulated in the Declaration of Covenants, Conditions and Restrictions.

## **2.8 Outbuildings**

Provided the express written consent of the ARC is secured prior to installation and placement on a Lot, one (1) lawn storage building and/or one (1) children's playhouse, each limited in maximum height to eight (8) feet from the ground to the highest point of the structure, and each limited in size to a maximum of 100 square feet of floor area, may be placed on a lot. The roof of any outbuilding shall be the same color of the house on the lot on which it is located. In no case can the outbuilding be placed in a utility easement, within five feet of a side property line, or within ten feet of the back property line. Additionally, no outbuilding structure of any type is permitted unless the specific Lot involved is completely enclosed by fencing in accordance with Section 1.5 herein. Otherwise, no building or structure of any kind (except for a residence or garage) shall ever be placed or erected on any lot within WatersBend.

## **2.9 Playground Equipment**

No jungle gyms, swing sets, basketball goals or similar playground equipment shall be erected or

installed on any lot without prior written approval of the ARC. These items shall be positioned on the lot so as not to be visible from any street. Any playground equipment or other play areas or equipment furnished by the WatersBend Homeowners Association, Inc. or in behalf of such association shall be used at the risk of the user, and the association or the entity who supplied such equipment shall not be held liable to any person for any claim, damage, or injury occurring thereon or related to the use thereof.

## **SECTION 3 - LANDSCAPE**

### **3.1 Minimum Landscape Requirements**

A single row of foundation planting is not acceptable.

Planting beds are to be curvilinear with varied widths, with the shrub mass in tiers, smaller shrubs and ground cover in the front and larger shrubs in the rear of the beds. Grouping of shrubs of the same species provides a substantial look. Avoid planting shrubs at a constant distance from the foundation.

Mulch all planting beds with 2" deep shredded pine bark.

No gravel of any size or color is permitted for use or substitution for shrubs, ground cover, mulch, or grass lawns. Specimen boulders and rock borders are permitted.

All front yards shall be planted with sod to cover the entire front yard and side yards up to the fence less any landscaped area.

One "yard" tree with a minimum size of 3" caliper shall be planted in the front yard of each lot. One additional tree with a minimum size of 3" caliper will be required in the sideyards of corner lots. The species of the trees shall come from the approved list in Section 3.2. Caliper sizing shall be measured 12" from the base of the tree.

The builder shall install, at a minimum, the following landscaping package prior to the home being occupied by a homebuyer:

Two (2) large plants (minimum fifteen (15) gallon)  
Six (6) medium plants (minimum five (5) gallon)  
Twenty (20) smaller plants (minimum one (1) gallon)

The shrubs to be used shall be from the list found in section 3.21

### **3.2 Plant Material - Trees**

The following is a list of plant material considered to be appropriate for WatersBend. Other plant material may be used, but priority should be given to plants from this palette. Palm trees, yucca, cactus, and bamboo are considered to be out of character with the desired landscape effect and will not be acceptable if seen from streets or common properties.

#### Y A R D TREES

Live Oak  
Red Oak

Burr Oak  
Water Oak  
Bradford Pear  
Cedar Elm  
Pecan  
Bald Cypress  
Magnolia  
Chinese Pistache  
Slash Pine  
Loblolly Pine  
Sweet Gum

#### ORNAMENTAL TREES

Crape Myrtle  
Wax Myrtle  
Red Bud  
Evergreen Pear  
Ligustrum  
Yaupon  
Chinese Parasol Tree  
River Birch  
Parsley Hawthorn  
Mexican Plum  
Majestic Indian Hawthorn  
Photinia tree  
Saucer Tree  
American Holly  
Golden Raintree

### **3.2.1 Plant Material - Shrubs**

Shrubs shall be planted at spacing appropriate with size of the plant and in accordance with acceptable industry standards.

#### SHRUBS

Dwarf Yaupon  
Dwarf Pyracantha  
Dwarf Chinese Holly  
Dwarf Crape Myrtle  
Dwarf Gardenia  
Dwarf Nandina "Purpurea" & "Harbor"  
Dwarf Pittosporum  
Dwarf Juniper "Bar Harbor" & "Buffalo"  
Eleagnus  
Pyracantha  
Pittosporum  
Variegated Pittosporum  
Philodendron  
Cleyera

Fatsia  
Compact Nandina  
Nandina  
Photinia "Frazeri"  
Azalea Karume Varieties  
Azalea Indica Varieties  
Abelia  
Indian Hawthorn "Clara" "Snowwhite" "Ballerina"  
Gardenia  
Camelia  
Texas Silverleaf  
Ligustrum  
Italian Jasmine  
Oleander  
Pinapple Guava  
Laurel Leaf Cocculus  
Possum Haw  
Pampass Grass

### **3.2.2 Plant Material - Ground Cover & Vines**

Ground cover shall be planted and spaced appropriate with size of plant and in accordance with industry standards.

#### GROUND COVER & VINES

English Ivy  
Algerian Ivy  
Japanese Star Jasmine  
Chinese Star Jasmine  
Climbing Fig  
Carolina Jasmine  
Monkey Grass  
Liriope / Variegated Liriope  
Sprenger Fern  
Boston Fern  
"New Gold" Lantana  
Ajuga  
Holly Fern  
Honeysuckle  
Trumpet Creeper  
Sedum  
Chinese Wisteria  
Wood Fern

## **SECTION 4 - BUILDER SIGNAGE**

### **4.1 Builder Signage - Lots**

One sign per single family lot is allowed until occupancy.

The sign may be a 24" x 36" panel displaying the builder's name and/or logo or trademark. Color graphics must be submitted to ARC.

Information to be conveyed:

Name of Builder

Phone Number-Builders Sales Office

In addition, one construction address sign not to exceed 18" x 24" shall be allowed on each lot during construction of the home. The sign shall display the home address, legal description, and Builder name.

## **SECTION 5 - MODEL HOMES/SALES OFFICE**

### **5.1 Presentation**

With the exception of sales offices in a garage, the models should be presented as much as possible as the finished product would be sold.

Planters, flowerpots, benches, and other small decorations can provide a sense of scale and "lived in" appearance. The use of annual flowers is encouraged.

It is expected that the landscape planting should exceed minimum requirements for other lots. Plants are to be selected from the plant list in the landscape section of the Design Guidelines.

If planting beds are extended from one lot to another to create a park like atmosphere, care is to be taken to not block the drainage down side lot lines.

### **5.2 Signage/Fencing**

Each model home shall be permitted one sign to, display the name of the builder. The sign face shall not exceed six feet (6') in width and four feet (4') in height. The total height above the existing lot grade may not be more than five feet six inches (5'-6"). If placed on corner lots, locate the sign within the property line and within the side set back lines.

Graphics on the sign may include: builder name, logo, and/or slogan, price range, phone number, and business hours. Signs may not be internally lighted.

Sign colors are to be selected to enhance quality. Color samples should be submitted to the ARC prior to building signs.

Signs designating model names, sales office, entrances, and exits may not exceed twelve inches (12") in height and eighteen inches (18") in width.

"Trap" fencing is permitted, but must be of wrought iron design. As a temporary fence, the trap fence may be installed on the property line. Other types of fencing may be given consideration by the ARC if the overall concept of the model home park requires a variance.

U.S. and Texas flags are permitted with prior approval from the ARC.

Exterior fluorescent lighting is prohibited. Exterior landscape lighting highlighting the key elements of the home and yard is encouraged.

### **5.3 Sales Office**

When model homes are no longer used for sales purposes, they are to be converted to standard residences. The ARC is to approve all aspects of the conversion. Sales offices must be put in condition of typical homes in the builder product line. Garages constructed for use as sales offices must be converted back to a standard garage.

Meandering sidewalks on lots are to be removed, unless they are tastefully incorporated into the final design for finished lots. Off street parking lots are to be removed after closing model units.

### **5.4 Parking**

Off street parking is required by the City of Fort Worth in model parks.

Paving must be hard concrete or interlocking pavers.

## **SECTION 6 - ARC SUBMITTALS**

### **6.1 General**

The submittal of plans and specifications to the Architectural Review Committee provides a review process to ensure conformance to the guidelines and standards adopted by the ARC.

All new construction, modification, remodeling with exterior exposure, expansion, and demolition of structures must be reviewed and approved by the ARC prior to commencement of any construction activity. The ARC reserves the right to alter the review process in order to ensure a thorough review of all submissions while accommodating the needs of builders and property owners.

The plans and specifications for a home must be approved in writing by the ARC before construction of a residence can begin.

Submittals shall be sent to the attention of:

WatersBend HOA  
c/o SBB Management  
1670 Keller Parkway, Ste. 170  
Keller, TX 76248  
Fax: 817-431-6412

\*Complete Architectural Control Committee (ACC) Request form found in the Documents section