

Waterford ACC Decisions

Item	Solution	Date of Decision
Garages	2 car garages minimum , 3 car garages recommended	August 23, 1999
Siding	Brick, stucco or masonry required on front elevation	August 23, 1999
Approvals	All ACC approvals must be in writing	August 23, 1999
Fence Height	Fences on the exterior of the subdivision may be higher than six feet, up to eight feet, in order to screen undesirable elements from view pending ACC approval	July 19, 2000
Retractable Awnings	Cannot extend further than ten feet from the edge of the fascia, and the appearance must be maintained	August 8, 2000
Fences on Corner Lots	Fences on corner lots must be a minimum of 15 feet back of curb	May 4, 2001
Outbuildings	Outbuildings are permitted behind the fenced area if the eave line is a maximum of eight feet from final grade	May 4, 2001
Detached Garages	Detached garages may be placed on lots that have a minimum 140 foot depth	July 19, 2002
Driveways and Lot Lines	Driveways must be kept a minimum of 5 feet from the lot line in order to allow access to the utility pedestals as located	April 7, 2003
Multiple Lots by Same Owner	An owner that owns more than one lot for the exclusive use of one dwelling must only pay HOA dues on one lot	August 23, 1999
Setback on Cul-de-sac	The setback line runs parallel to and in contour with the platted lot line. City allows it to go to 20' where there is a partial radius on the lot	May 27, 2003
Internet Connectivity Antennae	These Antennae are on a case by case, as they are location limited by Line of Sight. (Decided at 3880 Tuscany in Waterford)	September 3, 2003
Perimeter Fencing	Residents may fence the outer perimeter of the subdivision with ACC approval	May 14, 2003
Garages on Corner Lots	Garages are discouraged against corner lots as they may want a pad against the street or common area which would be impossible to screen effectively. Request they flip the plan or put in writing that a pad is denied	March 18, 2005

Samples of Exterior Materials	Actual samples of siding and brick or stone must be submitted to the ACC prior to application.	November 20, 2008
Construction Debris	A dumpster or other suitable containment must be provided at a new construction site	November 20, 2008
Outbuildings	Eliminated the May 4, 2001 Eave Line Requirement. “Outbuildings are permitted behind the fenced area if the eave line is a maximum of eight feet from final grade.”	November 17, 2016
Outbuildings	Outbuildings may be permitted behind fenced areas. Outbuildings may have a maximum height of 8’ 6” and a maximum footprint of 120 square feet.	January 26, 2017
Solar Panels	1. The construction must comply with all city zoning ordinances and building codes. 2. Solar panels must be flat to roof, fixed and immovable and no more than 9 inches above roof in height. 3. Solar energy system plumbing and electrical must be concealed from view. 4. Should the solar energy system be no longer functioning, the ACC may require owner to remove said solar energy system, including remedying the area of the removed system to its original state of compliance with the CC&Rs as determined by the ACC.	June 24, 2017