



WATERVIEW

7801 Kings Court, Rowlett, Texas 75089
972 463-4455 Fax: 972 463-7687

DECKS, PATIO COVERS, GAZEBOS, & ARBORS – DESIGN GUIDELINES

The design of outside living spaces shall be coordinated and integrated with the design of each house. Decks shall not unduly infringe on the privacy of neighboring homes. Decks should be sensitively sited and incorporate private screening or plantings to increase full and effective use. Decks shall be designed to minimize unsightly supporting structure. Landscaping should be incorporated to hide the space between a deck and the ground. Construction materials shall be approved by the ARC. Exterior stairs to the upper level deck areas shall be integrated with the structure and shall be unobtrusive and painted, or stained, to blend with the house trim or exterior color finish of the house.

Gazebos/Cabanas:

Maximum height of ten feet (10') and it must be an open structure.

Enclosed roof may be shingled to match house or constructed of the same wood material as the gazebo itself.

Stains must be a semi-transparent natural cedar tone. ARC approval is needed before using other staining/sealing products.

If decks, porches, exterior stairs, gazebos, or cabanas are to be painted, they must match the color scheme of the main house. All paint colors must be submitted to the ARC for approval.

All plans must be submitted to and approved by the ARC. All work must be completed in a professional like manner.

Refer to wood fence maintenance guidelines on cleaning/staining.