

Welcome to Waterman Crossing



Welcome,

On behalf of the Board of Directors, we would like to welcome you to our community. This pamphlet has been prepared to assist you in learning a little more about us and help enjoy your new life in our community.

Lenny Simmons
President, Board of Directors

HOW DO I...

...contact the management company?

Creative Management Company – (713) 772-4420
Property Supervisor, Jim Miller – ext 130
Report Maintenance Issues – ext 105 or 137
Collection Issues – ext 116
Resale Certificates – ext 104

...obtain a gate opener?

KTM Door Control
14902 Stuebner Airline Road, Houston, TX 77069
281-440-9493

...obtain a gate code?

Send an email to watermancrossing@ymail.com Include your name, unit number and phone number in your email. Please indicate if you want the phone number included in your email programmed into the gate access system.

...obtain a parking sticker?

Ask for an application form from the gate attendant. After completing the form, return it to the gate attendant. It can take up to 10 days after you return the form to receive the sticker. The gate attendant will give you your sticker as soon as she receives it.

...update/change my phone number for the gate access system?

Send an email to watermancrossing@ymail.com Include your name, unit number and phone number in your email.

...open the gate when the gate attendant is present?

If you have obtained your parking sticker the gate attendant will open the gate for you. If you don't have a parking sticker the gate attendant will ask you for i.d. before opening the gate. In addition, your unit number and the make, model and license plate number of your vehicle is recorded on the log. This information is kept strictly confidential and is collected only for safety purposes.

...open the gate for guests?

If you have your phone number programmed into the gate access system, your guests can call you and you can open the gate remotely by pressing "9". If you choose not to have your number programmed into the gate access system you will have to open the gate manually by going to the front of the complex and using your gate opener or by entering your gate code.

If the gate attendant is present he/she will ask your guest for for i.d. before opening the gate. In addition, the unit number they are visiting and the make, model and license plate number of their vehicle is recorded on the log. This information is kept strictly confidential and is collected only for safety purposes.

- ...find out when the monthly meetings are?
Generally, the meetings are the 4th Monday of every month and there is a reminder sign placed in the esplanade by the front gates.
- ...find out if Waterman Crossing has a website?
Check out watermancrossing.com
- ...obtain Pool Pass Wrist Bands?
Send an email to watermancrossing@ymail.com Include your name, unit number and phone number in your email.
- ...view the legal documents?
The documents are on the website at watermancrossing.com or you can obtain a hard copy by calling Creative Management at the number listed above.
- ...obtain a coupon book for maintenance fees?
Contact Creative Management
- ...rent the clubhouse for a function?
Contact Creative Management
- ...know how many people can live in my unit?
Please see the Association Documents for further details – generally 2 adults are allowed in a 1-bedroom and 3-adults in a 2-bedroom.
- ...enroll my kids in school?
Waterman Crossing is in the Klein Independent School District. Visit their website at kleinisd.net and choose “Contact Us” for the correct telephone number to obtain more information.
- ...get a mailbox key?
It should be provided at closing along with keys to your unit. If not, you can ask the mail carrier to open your box from the inside so that you can replace the lock. If you ask the mail carrier to open your box make sure that you have proper identification. Locks can be obtained at most hardware stores such as Lowes, Home Depot, etc.
- ...report suspicious activity
Report activity to Precinct 4 Constable’s Office
9-1-1 for emergency calls or
281-376-3472 for non-emergency calls
In addition, please also notify Creative Management
- ...how do I find the Post Office that serves Waterman Crossing?
12955 Willow Place Dr W
Houston, Texas 77070
(281) 890-2392
- ...find a phone number if my electricity goes off (not due to non-payment)?
Call Centerpoint Energy @ 713-207-2222

...find out if I can work on my car?

You cannot perform any repair work on your car whatsoever. However, you are allowed to perform an emergency repair such as changing a flat tire or replacing a dead battery.

...find out the Pool Rules?

When you obtain your Pool Pass Wrist Band you will be provided with a copy of the most current pool rules.

...find out what changes can be made to my unit?

See the section of this booklet titled **CHANGES TO UNIT**

...find out more details about the rules & regulations?

There is a section of this booklet titled **A BRIEF REVIEW OF THE RULES**. To review a complete set of the legal documents register at watermancrossing.com or request a hard copy from Creative Management at the number referenced above.

...find answers to questions not addressed here?

Send an email to watermancrossing@ymail.com or come to a monthly meeting

CHANGES TO UNIT

In general you can't make changes to the exterior of the building.

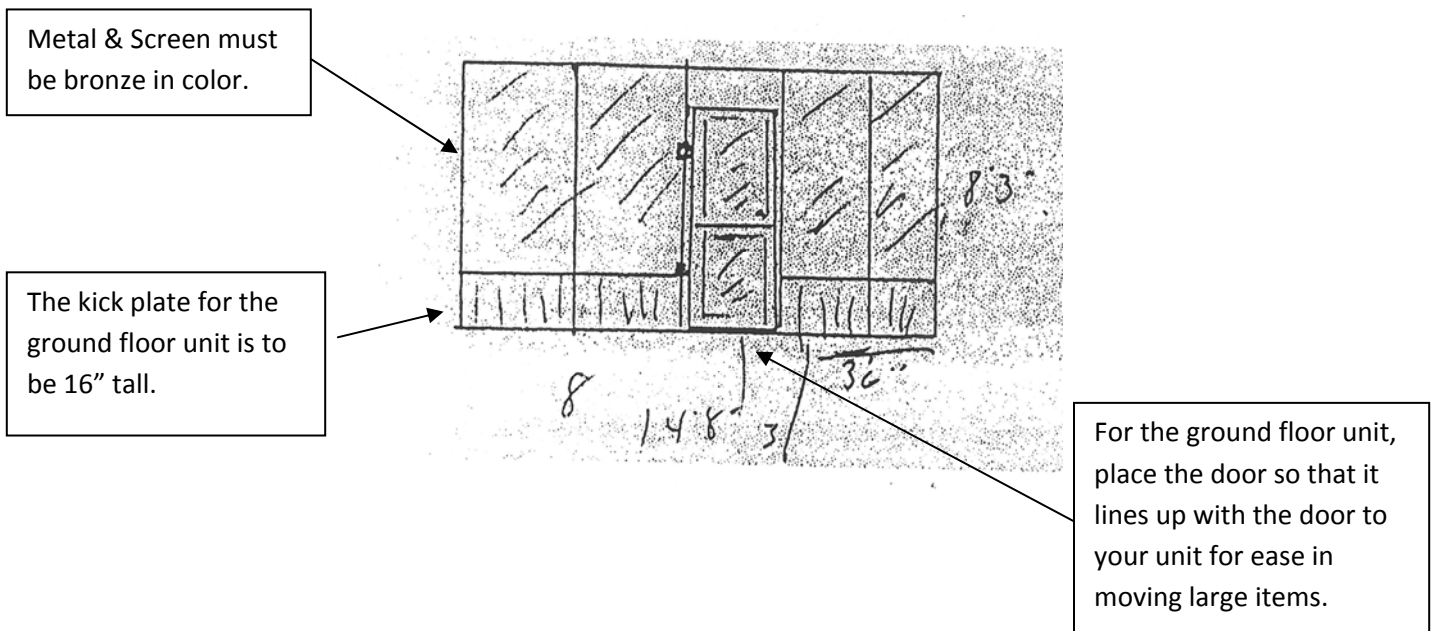
However, certain alterations have been approved by the board including screening in your porch and replacing your doors and windows. The following information provides the guidelines that the board has set for those specific changes.

Please remember that nothing can be mounted to the buildings including satellite dishes, antenna mounts and cables, etc.

Any modifications – either additions or subtractions from the outside of your unit, must be approved by the board prior to changes being made.

If you have any questions please email us at watermancrossing@ymail.com or attend a Board Meeting.

SCREENED IN PORCH



THIS IS NOT ALLOWED!

The Board understands that satellite dishes are very desirable and there are a number of them on the property. However, NOTHING can be mounted to the building. Do not allow the installer to do something like this!



**Authorized Architectural Modifications to Units at
Waterman Crossing Condominium Association**

February 28, 2010

The Board of Directors has approved these architectural modifications to individual units without making application and obtaining approval for the listed changes. Variations to these guidelines may result in the modification(s) having to be removed at the owner's expense.

These modifications apply to the following areas:

1. Windows
2. Sliding Glass Doors
3. Glass Panels (adjacent to sliding glass doors)
4. Screen Doors (also called storm doors)
5. Front Entryway Doors
6. Screened Patios or Balconies (previously approved by the Board of Directors)

All windows, sliding glass doors and glass panels may have either metal frames or vinyl (plastic) frames. Colors vary by manufacturer and the only approved colors are dark brown (matching existing window frames) or an almond color if a vinyl product is used. A white frame is NOT acceptable.

I WINDOWS

1. All windows must be single or double hung with approximate dimensions as the existing window.
2. The window can be either 60/40, the same as the original window or 50/50 (new). This refers to the relationship of the top and bottom panel.
3. Glass panels need to be one piece of glass and may NOT have stiles.
4. The frame can be either metal or vinyl (plastic) and be the correct colors as outlined above.

II SLIDING GLASS DOORS

1. The door must be the same size as the existing door.
2. A French Style door is acceptable with approval of the Board or their designee.
3. French Style doors must be painted in accordance with current color schemes for our building, if the door is made of wood. A vinyl or plastic door requires an almond color.

III GLASS PANELS

1. The glass panel must be the same size as the existing window.
2. The replacement window may be either a 60/40 or 50/50 relationship between the bottom and top panel.
3. The glass panels need to be one piece without stiles.
4. The frame can be either metal with a dark brown color or vinyl (plastic) with the colors as outlined above.

IV SCREEN OR STORM DOORS

1. The screen or storm door will be approximately the same size as the entrance way door. An allowance for size will be made to install the screen or storm door on the existing entranceway frame.
2. Full or split glass frames with screens covering the moved glass is acceptable.
3. Glass removed from the door and replaced with screening is acceptable.
4. The frame will be either metal with a dark brown color matching the dark brown color of the window frames or an almond vinyl (plastic). Any variation to color must be approved by the Board prior to purchase and installation.
5. Previously installed storm or screen doors prior to January 1, 2011 will be grandfathered. If a door is changed that had been grandfathered it must comply with current and existing rules.

V WINDOW SCREENS

1. Window screens installed in addition to the windows must be either vinyl or metal framing.
2. The frame must be either a dark brown color matching the window or an almond color matching almond color windows.
3. The screen must be a dark (brown) color. Any variation to color must be approved by the Board prior to purchase and installation.

V FRONT ENTRANCEWAY DOORS

1. Currently front doors are made of metal surface with a wood frame.
2. Fiberglass is now approved as a construction material. This door is more energy efficient.
3. Doors with six (6) panels, 4 larger panels at the middle and lower portion of the door and 2 smaller panels at the top will be permitted.
4. Either style door may have an eyebrow or fan shaped glass in place of the 2 top panels may be used. It is recommended that the glass be semi-transparent for privacy especially for lower units.

A BRIEF REVIEW OF THE RULES

This is meant as a brief summary of some of the most asked about rules. For detailed rules and regulations, please see the Legal Documents.

Trash or Garbage - Pickups are Monday, Wednesday and Friday at the end of your carport. Items for pickup should be securely bagged and tied. Trash is to be put out between 5 AM and 10 AM on the day of pickup. It should NOT be placed on Saturday or Sunday or the night before. We have wild animals that live in the woods near our property and trash left out is an invitation to them for a good meal and leave a real mess behind. This is what happens when trash is not secure. Please help us avoid another mess like this one!



If you miss the pick-up or just have an extra bag of garbage that you need to dispose of there is a dumpster located at the far end of building 5. Please note that the dumpster serves our entire community and only common household trash (i.e. bags of garbage) should be placed in the dumpster.

Pool and Clubhouse Area – This is a brief summary of the pool rules and regulations. For a complete list see the pool rules handout that you received when you obtained your Pool Pass Wrist Bands.

Pool Pass Wrist Bands are mandatory.

There is NO lifeguard on duty and you swim at your own risk

NO glass containers including bottles, drinking glasses, jars etc.

NO running or horse play.

NO jumping or diving into the pool.

Guests must be accompanied by a resident at ALL times and within allowed limits

NO pets in the pool area (a Board of Health requirement)

PLEASE be respectful of other guests in the pool area and refrain and restrict loud noises, yelling and screaming by your guests.

Barbeques – Our patios or balconies are NOT for grilling. Harris County Fire Marshal along with the association Insurance carrier requires that an open flame grill must be 10 feet from the building. The association has barbeques available for all residents in the pool area.

The Barbeque Pits available for residents use are inside a designated space in the pool area. The pits are to remain inside the area (even when it starts to rain.) Residents who use these pits are expected to clean up before leaving the area. There are trash receptacles and please use them.

Speed Limit - on the property is 10 MPH. Please drive carefully as there are lots of pedestrians.

Vehicles - Each unit is allowed one (1) reserved space. If you have a second vehicle (and many do) it MUST be parked in a non-reserved spot. Please remember, if you don't have a handicapped sticker then you MUST NOT park your vehicle in a spot designated for the handicapped.

Also, please remember that the parking spaces in front of the clubhouse are intended for short term parking so that all residents have easy access to their mailboxes.

Pets – All pets must be walked on a leash.

Residents are responsible for picking up after their pets. Clean it up yourself, or teach your pet to do it for you. If the dog in the picture can do it, so can you!



Pets are NOT allowed to be left unattended on a unit's patio or balcony at any time. i.e. owner must physically be on the patio or balcony with the pet.

There are size, weight and breed restrictions in effect at Waterman Crossing for resident canines and for canine guests too.

The Association regulations restrict the following breeds or mixed breeds on our property:

Alaskan Malamute, Rottweiler, Chow Chows, Doberman Pincher, Boxer, Siberian Huskies, Akita, Great Dane, German Sheppard, Wolf Hybrids, Rhodesian Ridgebacks, Pitt Bulls/American Terrier, and Bulldogs. If you are unsure of the suitability of a particular breed, please consult the Waterman Crossing Rules and Regulations.

Additionally, currently there is 25 pound weight limits for all pets.