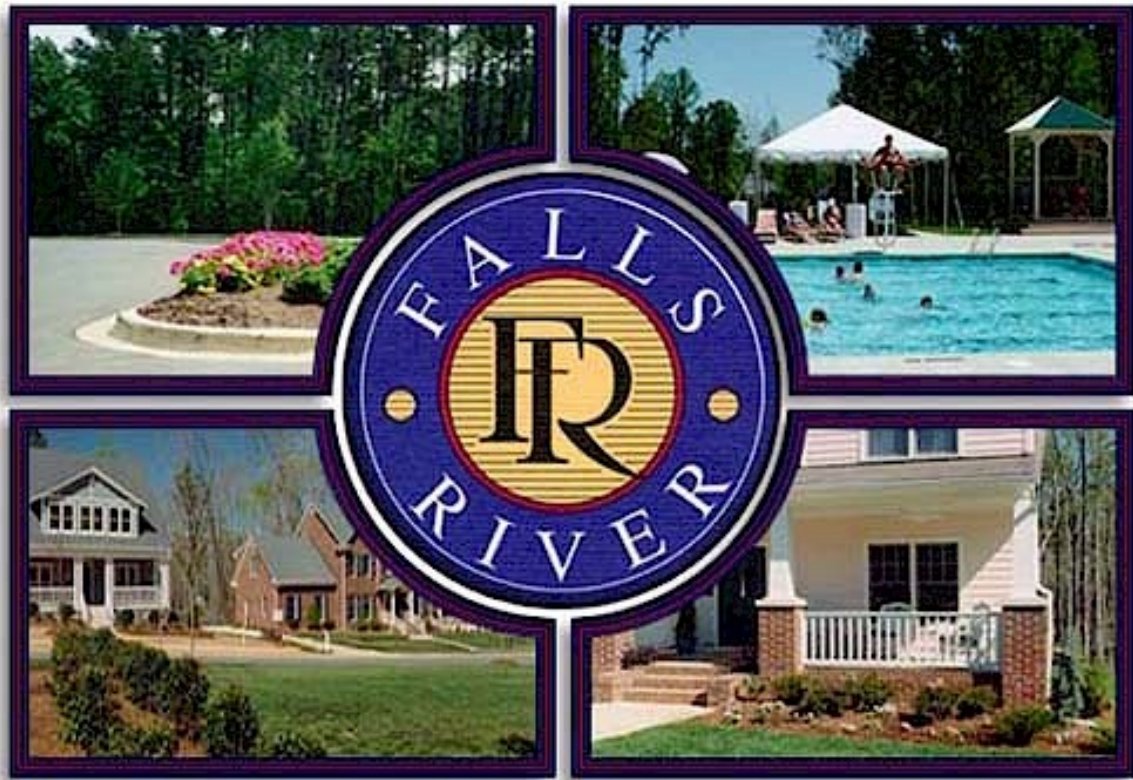




Durant Road, Raleigh, North Carolina 27614

# FALLS RIVER COMMUNITY ASSOCIATION, INC.

## ARCHITECTURAL REVIEW BOARD PROCEDURES AND ARCHITECTURAL GUIDELINES

*Updated September 30<sup>th</sup>, 2024*

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## MISSION STATEMENT

1. The Falls River Community brings together many of the best loved elements found in classic neighborhoods, such as tree-lined streets, white rockers on front porches, sidewalks on both sides of the streets, and children playing in neighborhood parks. Plus a wide range of architecturally diverse homes and other amenities such as walking trails, green spaces, and a clubhouse are just a few more. The community features all of the very finest in 21st-century amenities and building technologies, yet it also has the close-knit, neighborly atmosphere reminiscent of small towns of the last century. The mission is simply to preserve and enhance the character and appearance of our community.

## ARCHITECTURAL REVIEW AUTHORITY

1. The Architectural Review Board (ARB) is authorized by the Falls River Community Association, Inc.'s Board of Directors to fulfill a requirement in the Association's Declaration of Covenants and Restrictions. If you do not have a copy of the Declaration, please request a copy from Management<sup>1</sup>. The purpose of the ARB is to work with homeowners as they propose changes and improvements to their property and with builders on new construction. The intent is to encourage homeowners and builders to preserve and enhance the architectural integrity and appearance of the community. These Guidelines can serve as a framework for homeowners as they plan external modifications to their property and for builders on new construction. The Guidelines are revised by the ARB when appropriate and are approved by the Board of Directors.

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## **ARCHITECTURAL GUIDELINE'S INTRODUCTION**

1. These Architectural Guidelines (Guidelines) embody the spirit/vision of Falls River Community and serve as a framework for the architectural integrity and appearance of the community now and into the future. These Guidelines are the primary method for communicating the need for establishing and maintaining the architectural consistency and diversity for the Falls River Community to the homeowners and builders.
2. At this time, Falls River Community is almost 100% built. For information concerning new construction of houses, please refer to prior version of these Guidelines (dated April 2000).
3. The current Guidelines have been prepared to assist the homeowners for possible modifications to their existing property, including landscaping, additions, fencing, play equipment, etc. The Application for Architectural Improvement is available for homeowners to use. The application is reviewed and decided upon by the ARB at regularly scheduled meetings. Turn around for a normal application is within 30 days upon receipt of complete package by Management. Additional time may be required if information not originally included is requested from the homeowner.
4. A copy of the application is included in an Appendix to these Guidelines, Copies are also available from Management; downloadable electronic version (PDF format) is accessible through the Falls River Community web site ([www.fallsriverraleigh.com](http://www.fallsriverraleigh.com)).

## **FALLS RIVER COMMUNITY ARCHITECTURAL STYLE**

1. Architectural diversity is very important to Falls River. Craftsman and Prairie style detailing is common along with other local historically correct architectural styles such as Colonial Revival, Greek Revival and Neo-classical. This detailing along with more traditional style architecture helps achieve the diversity and classic older neighborhood features, which is high priority at Falls River.
2. Architectural correctness shall be considered for all applications. Refer to "Examples of Falls River Architectural Style" in the Appendix for information. "A Field Guide to American Houses" by Virginia & Lee McAlester and other similar architectural style reference books shall be consulted if further information on styles is desired.

## THE ARCHITECTURAL REVIEW BOARD PROCESS

1. The homeowner communicates the project plans for construction, modifications, and/or additions to the ARB by completing an Application for Architectural Improvement (copy in the Appendix, also available from Management and the Falls River Community web site: [www.fallsriver.org](http://www.fallsriver.org)). If questions arise during preparation of the Application, the homeowner should contact Management.
2. Applicant submits the Application for Architectural Improvement to the ARB, in care of Management by mail, fax, or email.
3. A complete application includes sufficient information to describe what you propose to do. Depending upon the project, the application could include plot renderings, site plan, landscaping plan, floor plans, elevations (front, side, and rear), color proposals, alternate/special details (e.g., handrails, columns, etc.), and anything else necessary to describe what you intend to do (such as pictures). All applications must be single-sided on 8 ½" x 11" paper.
4. Partial applications (including attachments) cannot be processed by the ARB. Management will inform homeowner that package is incomplete. They will be held by Management until complete application is received.
5. No project for additions, alterations, landscaping, etc. may be started by the owner without formal ARB review and approval. It is the sole responsibility of the owner to insure complete compliance with all relevant building practices, code, permits, and licensing requirements.
6. The ARB meets monthly or more frequently, if needed. The homeowner may contact Management for information on the next scheduled meeting. The Falls River web site usually lists scheduled meetings. The ARB will review each proposal and determine if the proposal is 1) approved, 2) approved with conditions, 3) needs to be resubmitted, or 4) disapproved. Applications must be received by Management seven (7) calendar days prior to a scheduled ARB meeting to allow for processing and review of the project plan by the ARB before the meeting. Applications received after this deadline may not be processed until the following meeting.
7. Owners can discuss their request in person at the ARB meeting, but no decision would be expected at that time. Those desiring to meet with the ARB shall notify Talis Management by no later than one day prior to the next scheduled meeting.
8. The homeowner will be notified by Management of the ARB decision within seven (7) calendar days after the meeting when the decision was made.
9. When homeowners are notified that their proposed project has been approved, they will receive a post card (or letter) that must be filled out and returned to Management upon completion of the approved project. The completed project will be reviewed to verify that the project was done as specified in the letter of approval. All projects must normally be completed within 90 days of the start of the project and no later than one year from the date of approval. A new application shall be necessary if the project is not completed within the one-year period.
10. If the application is approved with conditions, the project can commence as approved. If the homeowner does not agree with the decision, the homeowner should contact the ARB to discuss a resolution. Contacts with the ARB should be made through Management. If the homeowner decides to appeal the decision of the ARB, it must be submitted in writing within 30 days of the notification date and sent to the Board of Directors via Management.
11. If the application needs to be resubmitted, then either the original application was incomplete or questions arose during the review which could not be answered by the information that was provided. If the homeowner has questions on what is needed, the ARB should be contacted. Contacts with the ARB should be made through Management. The resubmission must be made to Management within 30 days of the notification date. If the homeowner does not resubmit within the 30-day period, the application will be treated as withdrawn by the homeowner.
12. If the application is disapproved, the homeowner may submit a new application addressing the identified concerns. If the homeowner does not agree with the decision, the ARB should be contacted to discuss a

resolution. Contacts with the ARB should be made through Management. If the homeowner decides to appeal the decision of the ARB, it must be submitted in writing within 30 days of the notification date and sent to the Board of Directors via Management.

13. Neighbors may comment and present views about the requested improvements in their area. Signatures must be obtained from all property owners having common lot lines with the applicant and all property owners who would normally view the improvement from their property. The signatures indicate that they have been notified by the homeowner of the proposed improvement, but do not indicate that each neighbor necessarily agrees with what is proposed. If the neighbor has concerns that cannot be resolved with the applicant, they are encouraged to work with ARB to determine if it is possible to alleviate these concerns.
14. Property owners are cautioned that if buildings and other property improvements infringe on easements, buffers, or access to right-of-ways, they are subject to removal.
15. Failure to follow ARB Guidelines and/or comply with the approved plan may result in a request to remove/correct out-of-compliance modifications/constructions. Refer to the Compliance/Enforcement section of The Declaration of Covenants, which is incorporated into the homeowner's property deed.

## **ARCHITECTURAL GUIDELINES**

1. This section provides guidelines regarding exterior architectural situations frequently encountered in Falls River Community. Generally acceptable methods for achieving the required objectives and standards are indicated. These are suggested methods rather than mandatory methods. In addition, specific things not permitted in our community are included. Merely following the guideline does not guarantee automatic approval of the application: all applications must follow the approval process described starting on pg. 4.
2. In general, any permanent structure needs to have an application submitted. Any non-permanent structure needs to conform to these guidelines. We could not envision everything that could be put on a home or in a backyard. Unless specifically indicated otherwise, an application should be submitted even if you are fairly certain if it would be approved.

### **Arbors/Pergolas**

1. Arbors/pergolas shall be located to the rear or side of the property, consistent with the scale of the house, and be an integral part of the landscape design. They shall not obstruct the view from a neighbor's property. They can be left natural or painted/stained. If painted, they must match the trim or dominant color of the house.
2. See Pergolas for additional requirements.

### **Awnings**

1. Awnings may be appropriate for rear or side-yard patios and decks, or even exposed rear entrances. Awnings are not permitted on the front of the house.
2. Awnings must be consistent with the architectural style and scale of the house. Awnings must be fabric or canvas. The color of the fabric must be compatible with the existing house colors. Any exposed frames must be painted to match the trim or the dominant color of the house. Glossy sheen paint is not permitted. Metal and fiberglass awnings are not permitted.

### **Chicken Coops and Runs**

The ability to keep backyard hens in Falls River is a privilege; therefore, so as you build your coop and keep hens, please be sympathetic to your neighbors' attitudes. Not everyone who looks out his or her backyard wants to see a coop; every effort should be made to keep coops discreetly screened and located.

1. Hens, coops and runs are to be in compliance with all City of Raleigh rules and ordinances.
2. Coops and runs are to be in backyards only.
3. Coops should look like your home, a playhouse or similar structure and should blend with the architecture of your property. Construction must comply with ARC Guidelines specified for dog houses and other exterior structures.
4. No selling eggs.
5. No raising meat birds.
6. No culling/slaughtering of the hens upon the property after their egg-laying prime.
7. Maximum of four hens are allowed; no roosters.
8. Coop should be a minimum of 4sqft per chicken.
9. Chicken wire is acceptable screening.
10. Plant screenings and vegetation is required to block view of the coop and run from streets and neighbors.
11. FRCA ARC reserves the right to not allow coops or hens on smaller lots that would make them obtrusive to neighbors.
12. Complaints from neighbors can be grounds for removal of the birds and coop.
13. An ARC application is required for all coops.

14. The homeowner's yard must be fenced in.

15. Acceptable *examples* of coops and runs include (but are not limited to):



## Decks

1. The lower portion of all decks must be enclosed or screened. Lattice, if used, should be wood or vinyl and, if colored, complement the house colors. Lattice must be framed between structural members and may be held off ground up to approximately 6" to prevent discoloration from contact with soil. Lattice is not necessary where the finished floor level is less than 4'-0" above finished grade but additional landscape screening must be used as a solid screen to provide a visual barrier below the deck. Evergreen or comparable shrubs and lattice must be used for decks over 4'-0" above grade. See photographic examples in Appendix.
2. All rear decks visible from a street on corner lots must be finished to match the front porch detailing (handrails, horizontal lattice, etc.) and colors.

## Detached Structures

1. All detached garages, carports, and detached buildings must be consistent with the overall design and color scheme of the house. Detailing must be consistent with the design, material, and colors of the house. Plans for the proposed structure must show all views, with all dimensions clearly marked. Landscape plan should be included.
2. Flat roofs are not permitted.
3. All detached structures are reviewed on a case-by-case basis.

## **Dog Houses & Runs**

1. Doghouses shall be located so as not to be obtrusive. They shall be painted to blend with their immediate surroundings, left to weather naturally, or painted to match the house.
2. Landscaping and/or fencing may be required to visually soften the structures.
3. Dog runs must generally follow the guidelines for fencing. Pre-fab chain-link dog runs, including vinyl coated fencing, generally will not be approved unless totally screened by wood fencing or located in a heavily planted area and visually unobtrusive.

## **Driveways & Walkways**

1. "Carolina" driveways are encouraged to give visual relief to longer driveways. The dimensions for the Carolina drive shall be 2' -6" wide concrete on each side of a 2' -0" wide sod strip for a total width of 7' -0". "Carolina" driveways shall begin and end allowing required turning radius to avoid driving on center sod strip. Brick pavers, textured concrete, stone, etc. are encouraged as an alternative infill in the sod strip area.
2. Driveways and vehicle parking pads must be paved with a hard surface material such as concrete, exposed aggregate in concrete, concrete pavers or brick pavers. Any type of pad other than naturally colored concrete must be reviewed and approved by the ARB on a case-by-case basis. Asphalt driveways are not permitted. The aggregate base, thickness, reinforcement, etc. shall comply with good construction practices. Close attention must be paid to driveway, garage, etc. placement, setbacks and encroachment onto buffer areas, association owned common property and neighboring lots. A plot plan shall be included with the application clearly identifying the proposed locations with distances to property lines shown.
3. Concrete pads adjacent to existing driveways are acceptable for parking purposes and are subject to above requirements.
4. The width of driveway at the street must be that for a single car dimension.
5. Additional driveways are reviewed on a case-by-case basis. Justification for need of additional driveway must be made explicit.
6. Shared driveways are permitted. However adequate space shall be provided for turn-around space and parking.
7. Parking and storage of trailers with boats attached to them is permitted in driveway unobtrusively from Memorial Day to Labor Day.
8. Parking and storage of trailers, camping trailers, boats (not during the specified period above), recreational vehicles, etc. are permitted on the homeowner's property (not the front yard) if totally screened from view of street and neighbors (e.g., landscaping, fencing, garage storage, approved additional storage building, etc.). Any such screening proposal is reviewed on a case-by-case basis by the ARB.
9. Walkways (minimum of 36" in width) shall extend from the front door to the street sidewalk in a perpendicular fashion. This may be waived on lots that require the house be set back a substantial distance from the street and where existing trees prohibit them. Where the grade and length allow, steps in the walkway to street are encouraged. Stringers, brick pavers detailing, textured concrete, etc., are encouraged on all walkway steps. Walks shall be constructed of poured-in-place concrete, brick pavers, concrete pavers, or stone. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the principal structure and design detailing. Any material other than naturally colored concrete shall be reviewed and approved by the ARB on a case-by-case basis

## Fences

1. Fences can serve many purposes. Careful consideration shall be given to the fencing concept and execution, and shall be consistent with the need for fencing and the open character of the community. The only generally acceptable reason for fencing is to restrict the movement of children or pets to or from their property. Privacy is not typically an acceptable reason for fencing. If there is a requirement for privacy, the homeowner shall consider landscaping. However, the ARB will review applications for “privacy” if the homeowner feels that privacy fencing is their only option. Privacy fences will be reviewed on an individual basis. “Open” style fencing is preferred. All fence details, including reason for fencing, and location must be reviewed and approved by the ARB. A plot plan must be included to portray the location of the proposed fence. Examples of acceptable fence types and details are in the Appendix.
2. All fences must be properly maintained and in good repair. Good repair means no holes, rotting posts, unsightly peeling paint and other forms of deterioration.
3. Front yard fences shall be a painted picket style no higher than 2’-6”. Front yard fences must be different in some way from any other front yard fence within three houses on each side of the street.
4. Fences on the side or rear shall not align with or project in front of the front edge of house and shall be set back a minimum of 10’-0" from the front face of the house or align with a major element or the rear of house. Fences in side yards of corner lots shall not project any closer to street than the face of the house or a major element (i.e., porch, deck, etc.). Variations on these will be reviewed by the ARB on a case-by-case basis.
5. All applications for fences must include the following:
  - a. A plan for landscape screening must be included for all sides facing the street, with installation of the approved plan within sixty (60) days of fence completion. The choice of plants and the location along the fence should provide a vegetated screening that would cover approximately 70% of the fence visible from the street (exclusive of gates) within 2 years of planting.
  - b. A separate signed acknowledgement is required from neighbors if proposed fencing is to tie into their existing fence.
  - c. Fences may not be placed in easements without written approval from the City of Raleigh. This approval must be submitted with the application.
  - d. Homeowner fences must not extend onto Falls River Community common property.
6. To maintain the open style, fences must have a minimum 1” spacing between pickets.
7. Fences on side and rear yards may remain unfinished but are to be maintained in acceptable condition.
8. Side and rear fence height must not exceed 5’-0".
9. Fencing shall be a visual extension of the house and shall relate to the materials, colors, and architectural style of the house.
  - a. Materials that are acceptable for fences are wood, vinyl, and black aluminum (wrought iron in appearance).
  - b. Colors automatically approved are natural and white. ARB approval must be given for other colors whether stained or painted.
10. Fencing finished on only one side must be constructed with the finished side facing out.

11. Existing topography, drainage, and landscaping shall not be disturbed for the construction of a fence except with the review and approval of the ARB.
12. Wherever possible, fences shall be located so that trees do not have to be removed.
13. Chain-link fences are not permitted.
14. Split rail or horse-farm type horizontal railing fences are not permitted.
15. Photographs showing examples of acceptable fences are included in the Appendix.

## **Garage Doors**

1. Garage doors shall be painted to match the trim. The garage color must be specified on the application. Variations will be reviewed on a case-by-case basis.
2. All front load garages and all other garages facing the street on corner lots shall have two single car width doors in lieu of one double width door. Two single car width doors will be required on side load garages where there is high visibility from the street and will be reviewed on a case-by-case basis. Single width garage door shall be 9'-0" wide. Door less than 9'-0" are not allowed.
3. Glass in upper garage door panels is required on Craftsman style houses and is encouraged on all others.

## **Garbage & Recyclable Containers**

1. All garbage and recyclable containers and receptacles shall be located inside house or garage or totally screened from view of street and neighbors in an unobtrusive manner.

## **Holiday Decorations**

1. Holiday decorations are encouraged and do not require approval of the ARB. All such decorations shall be limited to 35 days before and 15 days after the holiday. Concerns regarding these decorations shall be addressed to Management.

## **Landscaping**

1. The following are minimum landscaping requirements for our community. All yards shall be maintained to a minimum guideline. The ARB may request additional landscaping to create adequate screening and privacy from the street and adjacent lots.
2. A landscape plan should be submitted if the homeowner plans any changes to the landscaping in their yard. It is not necessary to prepare an application if changes only affect non-perennial vegetation.
3. Encroachment Permits are required by the City of Raleigh for irrigation systems located in the public right-of-way.
4. Rear decks that are visible from the street or adjacent lots must be underpinned and/or landscaped for screening. Evergreen shrubs are required for decks over 4'-0" above grade.

## Grass

1. Due to the recurring severity of drought in our state, the irrigation costs and unsustainability of watering all-fescue lawns, and the poor appearance of burnt fescue lawns in the summertime, the FRCA Board of Directors has voted to allow warm-weather grasses in Falls River. All grasses in Falls River should be installed/seeded/planted and maintained in accordance with the guidelines put forth by NC State University's booklet, "Carolina Lawns: A Guide to Maintaining Quality Turf". The booklet contains a wealth of information and is available at [www.turffiles.ncsu.edu](http://www.turffiles.ncsu.edu). Homeowners may also request an e-mail copy from Talis Management.

| Cold weather grasses |                                   |        |                    |
|----------------------|-----------------------------------|--------|--------------------|
| Approved             |                                   | Denied |                    |
| Approved             | Tall Fescue                       | Denied | Perennial Ryegrass |
| Approved             | Tall Fescue w/ Kentucky Bluegrass | Denied | Annual Ryegrass    |
| Approved             | Tall Fescue w/ fine Fescue        |        |                    |
|                      |                                   |        |                    |
|                      |                                   |        |                    |

| Warm weather grasses |             |        |                    |
|----------------------|-------------|--------|--------------------|
| Approved             |             | Denied |                    |
| Approved             | Zoysiagrass | Denied | St. Augustinegrass |
|                      |             | Denied | Carpetgrass        |
|                      |             | Denied | Centipedegrass     |
|                      |             | Denied | Bahiagrass         |
|                      |             | Denied | Bermudagrass       |

## Lighting

1. Post lights are acceptable. Posts shall be black or painted to match or complement colors on house. Size and fixture shape shall be consistent with or complement house style.
2. Outside lighting shall be low intensity, and when used, shall be used to accent entrances and special features. Intensity shall be no greater than required for pedestrian safety. Accent lighting is typically at ground level and not located above ground (e.g., not in trees), except for low post type lighting. In all cases, lighting must be compatible with the general tone and design of the neighborhood.
3. Exterior lighting shall be shielded so as to not affect neighboring properties.

## Mailboxes

1. The required mailbox and post design is included in the Appendix. All mailbox posts must be wood or wood-like, painted white, and in good repair; mailboxes painted black; and numerals shall be a Helvetica block style and gold in color.
2. Two sources for the required mailbox and post are ZBox Inc. in Raleigh, 919-280-7506, [www.zboxinc.com](http://www.zboxinc.com) or Post & Pickets Ltd in Raleigh, 919-772-7170, [www.morethanamailbox.com](http://www.morethanamailbox.com).

## Paint Colors

1. Color schemes outside of the color scheme initially approved for the property will be reviewed on a case-by-case basis. Homeowners wishing to change the color of their house must present a paint color on an 8 ½ x 11

inch page or larger for ARB review and approval. This can be accomplished by painting a piece of composition paper with the color. Note that 2" by 2" color chips are not acceptable.

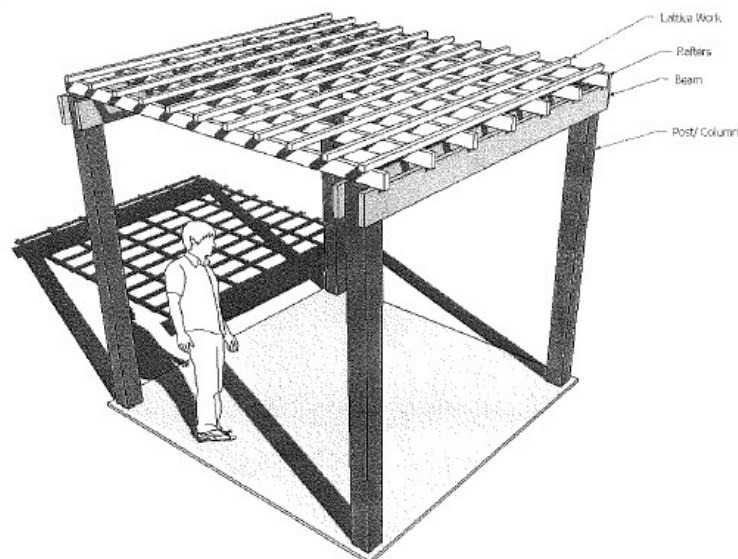
2. Gutters and downspouts shall be colored to match the color of the adjacent trim, wall, and column.
3. Accent colors on doors, upper gable ends and dormers, etc. are acceptable.

## Patios

1. Patios shall be located at the rear of the house or located within a fully-enclosed area.
2. Size of the patio shall be consistent with the size of the house and lot.
3. Patios shall be constructed with natural colored concrete, slate, flagstone, brick, or wood stained or left to weather naturally. If constructed of stone, brick, etc, it must be set on a paver base material such as sand.

## Pergolas

1. A pergola is an outdoor open-freestanding structure consisting of post/columns that support an open roof grid or beams, rafters, and lattice. A pergola typically covers a walkway or provides filtered shade for an outdoor living space. Pergolas may be freestanding or attached to a house.
2. Pergolas should be consistent with the overall design and color scheme of the house. Detailing should be consistent with the design, material, and colors of the house. Plans for the proposed pergola must show all views with dimensions clearly marked.
  - a. Materials that are acceptable for pergolas are wood, brick, and vinyl. Any other proposed materials will be reviewed on a case-by-case basis.
  - b. Colors automatically approved are natural and white. ARB approval must be given for other colors whether stained or painted.
3. Solid roofs are not permitted.
4. All pergolas are reviewed on a case-by-case basis.
5. Indicated below is a generic pergola:



## Pets

1. The only pets allowed in Falls River are typical household pets such as dogs, cats, birds, reptiles, rodent and aquatic animals. If a homeowner wants to own any animal other than these typical household pets they must apply for approval by the ARB.

## Play Equipment

1. In general, play equipment shall be placed in rear yards. Consideration shall be given to lot size, equipment size, material, design, amount of visual screening, and relationship to neighboring property.
2. Play equipment should be constructed from natural materials, if at all possible.
3. Play equipment, not including wearing surfaces (e.g., slides sliding poles, and climbing rungs), shall be painted or colored to blend with the natural open space or with the colors of the house.
4. Tree houses are generally discouraged and must be reviewed on a case-by-case basis. Detailing must be consistent with the design, material, and colors of the house. Tree houses shall be visibly attractive. The homeowner must explicitly stipulate in writing that no damage to live trees will occur as a result of this structure.
5. Playhouses must be placed in rear yards and be in scale with the size of the yard and existing buildings. The playhouse must be painted or stained to blend with the natural open space or with the colors of the house.
6. Playhouses, as well as play equipment, shall be screened by natural vegetation or additional landscaping.
7. Permanent skateboard, bike, and other type ramps are not permitted. Temporary ramps are permitted but should not be visible from the street for more than 3 consecutive days. An application for temporary ramps is not necessary.
8. Basketball goals and other similar equipment must be pole mounted and portable or permanently mounted.

Basketball hoops are not permitted to be attached to the house.

Basketball hoops can not have wooden posts.

Backboards must be perpendicular to road if in front of rear wall of house.

Steel posts can be affixed to grade level foundation if the design allows for easy removal in the future.

All permanent goals must be approved by the ARB.

9. Trampolines shall be installed in rear yards and *not visible from the street*.
10. Placement of play equipment on common property is not permitted.

## Pools

1. In-ground swimming pools are permitted and must be reviewed on a case-by-case basis prior to beginning construction. It is the homeowner's responsibility to ensure that pools comply with all local, state, county, etc., safety codes, and requirements.
2. Above-ground swimming pools are not permitted.

3. Pool enclosures, for children's safety or other reasons, will be reviewed by the ARB on a case-by-case basis.

## **Porches**

1. Modifications to existing front porches shall be in keeping with originally-approved (or modified) house style and colors.
2. The lower portion of all porches must be enclosed. Lattice, if used, should be wood or vinyl and, if colored, complement the house colors. Lattice must be framed between structural members and may be held off ground up to approximately 6" to prevent discoloration from contact with soil
3. All rear porches visible from a street on corner lots must be finished to match the front porch detailing (handrails, horizontal lattice, etc.) and colors.
4. Closed-in rear porches are acceptable.

## **Retaining Walls**

1. Retaining walls shall be unobtrusive as possible and built to the minimum height needed to serve their function and satisfy local code requirements.
2. Materials may be brick, natural stone, square corner timbers, or concrete, depending on location and contextual relationship. Generally, rounded landscape timbers are not acceptable due to their lack of stability when used to retain earth, the strong horizontal lines created by the juxtaposition of the timbers, and their overall appearance.
3. The ends of the walls shall be tapered into the ground rather than abruptly ending above ground. If the height of the wall would require a railing to comply with county and city building codes, the applicant shall consider stepping the wall in a terracing effect.
4. Landscaping and/or screening should be used to soften the visual impact of retaining walls.

## **Satellite Dishes**

1. Application shall provide specifications on size and color of dish and proposed location. Dishes larger than 1 meter in diameter are not permitted.
2. Dishes visible from the street must be painted to blend with existing house colors. An unsightly structure from the street is not permitted.

## **Screen & Storm Doors**

1. Front storm doors shall be white or match entrance door color. Full view doors are encouraged. Storm doors shall be of metal construction. Hardware shall be compatible with that of the entrance door. Storm doors generally have interchangeable glass and screen panels.
2. On the back or sides of the house, a screen door or storm door is acceptable and can be white or match the entry door color. Storm doors shall be of metal construction. Screen doors can be constructed from metal, wood, or vinyl. Hardware shall be compatible with that of entry door.

## **Setbacks**

1. Homeowners should contact Management for the setback requirements for their lot in Falls River.

## **Siding**

1. Siding on additions shall be compatible in material, style, and color with already-approved schemes. Vinyl and aluminum siding are not permitted.
2. Modifications to existing siding (e.g., replacement, color changes) must be compatible with existing schemes. Proposed use of newer composite or synthetic materials will be reviewed on a case-by-case basis.

## **Solar Panels**

### **General Guidelines:**

Solar panels/collectors shall be visually integrated with the architecture of the house regarding style, location, size, and color. Visual impact of solar panels shall be minimized to the fullest extent possible.

### **Specific Guidelines:**

1. Solar panels/collectors shall not be located on the front elevation of any house/building or on the façade of a structure that faces areas open to common or public areas.
2. Solar panel requests will be reviewed by the Architectural Review Committee on a case by case basis and more information may be required.
3. Panels shall have a low profile and be flush mounted to the roof, not to exceed 4 inches off of the mounted surface. All panels must be located entirely within the boundary defined by the roof eaves, rakes, and ridge.
4. Panels shall be roof mounted. Ground or wall mounted panels are NOT permitted.
5. Panels shall be static with no tracking mechanisms.
6. The framing including the bracing joining panels together, shall match in color the surface of the roof that it is attached to.
7. Panels should not exceed (60% of rear roof) and shall not extend above the ridge line of the roof and/or be visible from the front of the house or the building.
8. Every effort should be taken to camouflage the plumbing and supports for the panels. There should be minimum exposure of piping. Piping that runs down the sides of the dwelling is NOT permitted.
9. Additional meter required for collectors must be landscaped to provide adequate shielding.
10. Any tree removal, required to permit increased solar exposure to the panels, must adhere to the existing Falls River Homeowners Association tree removal guidelines.
11. No topping or removal of trees on the Association's common areas or greenways is allowed.

### **ARB Submission Requirements:**

- You must include the following:

1. A copy of the site plan and the location of the proposed solar panels as they will be installed. This must show the visibility from the streets and the neighboring lots.
2. A drawing that shows the proposed layout and dimensions of the solar panels.
3. Actual color samples of the panels that will be installed.
4. Photographs of the house showing the proposed locations of the panels and of the additional meter.
5. Catalogues, photographs, or manufacturer's cut sheet of the solar panels and a complete list of specifications on all components including cables, connections, dimensions, materials, and measured distance from mounted surface.
6. Plans for proposed landscape screening for the additional meter.

Requests for solar panels will be reviewed by the Architectural Review Committee on a case by case basis, and more information may be required. **Granting of solar panels on one home does NOT constitute a precedence that they will be allowed on all homes.**

## **Spas & Hot Tubs**

1. Spas and hot tubs shall be located in the rear yard away from the adjacent property so that their use, presence, and noise of the mechanical equipment do not adversely affect the use of the adjacent property. They shall be screened from adjacent property with fencing, lattice, and/or landscaping.
2. Spas and hot tubs shall be designed to be an integral part of the deck, patio, and/or landscaping. This includes design of screening.
3. All necessary permits are the responsibility of the homeowner.
4. Mechanical equipment, pipes, and wiring shall be concealed. The understructure of spas/hot tubs set into raised decks must be screened with appropriate material.

## **Tree Removal**

1. Live trees, the trunks of which are six or more inches in diameter as measured two feet above grade, must not be removed without prior review and approval.
2. Removal of live trees will be approved if their continued existence is determined to be detrimental in some documented form. "Detrimental" conditions include physical intrusion by trees, roots, and branches on buildings or other structures in a way that could cause damage, excessive shade, or could block paths and sight lines from vehicles. Overgrowth may also be considered detrimental. The ARB may require replacements for removed trees.

## **Trim**

1. Trim on additions must be compatible in material, style, and color with already-approved schemes. Proposed use of newer composite or synthetic materials are acceptable as replacement or on additions, but will be reviewed on a case-by-case basis by the ARB.
2. Modifications to existing trim (e.g., replacement, color changes) must be compatible with existing schemes and materials.

## **Variances**

1. Variances from these guidelines will be reviewed by the ARB on a case-by-case basis. Approval of a variance is not a blanket approval for subsequent similar requests.

## **Yard Ornamentation**

1. Yard ornamentation includes, but is not limited to, such items as planters, decorations, statues, birdbaths, other decorative items and exterior furniture such as chairs, benches, lounges, and tables. In general, yard ornamentation must be compatible with the general tone and design of the neighborhood.
2. Items normally kept on porches do not require approval unless a specific complaint has been received.
3. Items in enclosed areas do not require approval unless a specific complaint has been received.
4. Items such as benches, planters, statues, sculptures, fountains, and birdbaths should complement surrounding landscaping and overall house design and colors. These items do not require approval unless a specific complaint has been received.

## **Yards** (See Landscaping)

## **NON-CONFORMING FALLS RIVER ARCHITECTURAL ALTERATIONS & ADDITIONS**

1. All non-conforming Falls River architectural alteration and additions must be approved by the Architectural Committee prior to any improvements being made.
2. Brick veneer strictly on one side of the house is not permitted.
3. Synthetic stone veneer and synthetic stucco are not permitted.
4. Vinyl siding and trim, aluminum siding and trim, concrete masonry block units and prefabricated metal buildings and similar siding materials are not permitted.
5. Framed chimneys and exposed spark arrestors are not permitted.
6. Flat roofs are not permitted.
7. Screened or greenhouse type enclosures are not permitted on the front of the house. Exterior attached or detached enclosures which obstruct the view of significant natural areas by adjacent properties are not permitted.
8. Window or wall air conditioning units are not permitted on elevations visible from the street or adjacent properties.
9. Awnings are not permitted on the front of the house.
3. Metal and fiberglass awnings are not permitted.
10. Asphalt driveways are not permitted.
11. Split rail or horse-farm type horizontal railing fence are not permitted.
12. Permanent skateboard, bike, and other type ramps are not permitted.
13. Satellite dishes larger than 1 meter in diameter are not permitted.
14. Above-ground swimming pools are not permitted.
15. This list is not all inclusive. The applicant shall not assume that an item missing from this list is permitted.

## **APPENDICES**

Application for Architectural Improvement

Examples of Falls River Community Architectural Style

Examples of Acceptable Falls River Decks & Porches, and Fences.

Required Falls River Mailbox and Post Design



# FALLS RIVER COMMUNITY HOMEOWNERS ASSOCIATION

## APPLICATION FOR ARCHITECTURAL IMPROVEMENT

|                      |                      |                      |
|----------------------|----------------------|----------------------|
| Applicant's Name:    |                      |                      |
| Address:             |                      | E-mail:              |
| Daytime telephone:   |                      | Evening telephone:   |
| Date of Application: | Intended Start Date: | Intended Comp. Date: |

### Step 1- Description

Please provide a detailed description of the request. Use additional sheets as necessary and note that it is helpful to include digital pictures of existing conditions, plot renderings showing boundaries and building locations, landscaping plans of future work, color samples, and architectural renderings of proposed changes. **Incomplete information may result in the Board sending the Request back, thereby delaying approval. \***

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### \* The four most common requests and the specific information that should accompany them:

| <b>Exterior Painting</b>                                                                                                                                               | <b>Decking</b>                                                                                                                    | <b>Landscaping</b>                                                                                | <b>Fences</b>                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Provide brand name & color #'s for: <ul style="list-style-type: none"> <li>- Trim</li> <li>- Shutters</li> <li>- Door</li> <li>- House</li> </ul>                      | Sketch: <ul style="list-style-type: none"> <li>- Proposed new conditions showing deck dimensions, property lines, etc.</li> </ul> | Sketch: <ul style="list-style-type: none"> <li>- Proposed new conditions.</li> </ul>              | Sketch: <ul style="list-style-type: none"> <li>- New fence style, height</li> <li>- Color</li> <li>- Plot map showing property lines and proposed fencing.</li> </ul> |
| Digital Pictures showing: <ul style="list-style-type: none"> <li>- Your house</li> <li>- Neighbor's house to your left</li> <li>- Neighbor's house to right</li> </ul> | Digital Pictures showing: <ul style="list-style-type: none"> <li>- Existing conditions</li> </ul>                                 | Digital Pictures showing: <ul style="list-style-type: none"> <li>- Existing conditions</li> </ul> | Digital Pictures showing: <ul style="list-style-type: none"> <li>- Existing conditions if you already have a fence.</li> </ul>                                        |

### Step 2- Inform Neighbor

All property owners adjacent to the applicant and those who would normally view the improvement from their property must sign below. "Agreement" or "Disagreement" by a neighbor does not determine the Committee's decision. *Neighbors are encouraged to contact the Committee to voice their concerns or support for a project.*

| Name | Signature | Address | How do you feel about the improvement? |                          |                          |
|------|-----------|---------|----------------------------------------|--------------------------|--------------------------|
|      |           |         | Agree                                  | Disagree                 | Indifferent              |
|      |           |         | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/> |
|      |           |         | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/> |
|      |           |         | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/> |
|      |           |         | <input type="checkbox"/>               | <input type="checkbox"/> | <input type="checkbox"/> |

### Step 3- Sign & Deliver

☐ By initialing here, I certify that in lieu of a recorded plat map, the attached rendering is true, complete, and correctly drawn to scale to the best of my knowledge. As lot Owner, I accept liability for any inaccuracies that may be proven in the future and release the Association, Management and its Agents from any responsibility.

☐ By initialing here, I acknowledge that the Association reviews applications primarily based upon the aesthetic qualities and to a lesser degree, basic construction practices. I, as an Owner, and my contractor are responsible for determining and ensuring that all applicable municipality, county, and state requirements are met and that all necessary permits, variances, etc. are obtained.

**Scan & e-mail to:** [danielleflipppo@towneproperties.com](mailto:danielleflipppo@towneproperties.com)  
**Or Mail to:** Falls River ARB, PO Box 99149, Raleigh, NC 27624  
**Or Fax to:** (919) 376-8800

\_\_\_\_\_  
Applicant's Signature Date

### Committee/ Office Use Only:

|                                                                     |                                   |                                       |                                                    |
|---------------------------------------------------------------------|-----------------------------------|---------------------------------------|----------------------------------------------------|
| Date Received:                                                      | <input type="checkbox"/> Approved | <input type="checkbox"/> Not Approved | <input type="checkbox"/> Approved with conditions: |
| Date Returned:                                                      | Conditions:                       |                                       |                                                    |
| Applicants may expect to receive a response within 10-30 days time. |                                   |                                       |                                                    |

## Examples of Falls River Community Architectural Style



## Examples of Falls River Community Architectural Style



## Examples of Falls River Community Architectural Style



## Examples of Falls River Community Architectural Style



## Examples of Acceptable Falls River Decks & Porches



Visible deck and trellis  
painted to match trim



Concrete paver steps, walks and  
stone retaining walls

## Examples of Acceptable Falls River Front Yard Fences



**Fence 1**

**3-1/2" pickets**

**2" or 3" picket spacing**

**2' 6" high**

**4" x 4" posts with finial or cap**



**Fence 2**

**2" x 2" pickets**

**2" picket spacing**

**2' 6" high**

**4" x 4" or 6" x 6" posts with cap**

**Horizontal structure and trim may be located on interior or exterior face of fence**



**Fence 3**

**2" x 2" pickets (concave top)**

**2" picket spacing**

**2' 6" high**

**4" x 4" posts with finial or cap**

**Note: Fences above are also acceptable for use at side and rear yards.**

## EXAMPLES OF ACCEPTABLE FALLS RIVER SIDE & REAR YARD FENCES



### **Fence 4**

**5-1/2" pickets**

**1 " picket spacing**

**4'-0" high**

**4" x 4" posts with finial or cap**

**Horizontal structure and trim may be located on interior or exterior face of fence**



### **Fence 5**

**5-1/2" pickets**

**1" picket spacing**

**4'-0" high**

**4" x 4" posts with finial or cap**

## **Required Falls River Mailbox and Post Design:**



### **Mailbox details and colors:**

**White wood or wood-like base and post**

**Black mailbox**

**Gold colored Helvetica style identification numbers mounted both sides of post**