Pool Rock Plantation

Covenants & Neighborhood Association | MLS Buyer Reference

Homes, minimum size & architectural approval

• Permitted homes: Private single-family dwelling and garage; site-built or modular/manufactured homes must meet current BOCA Code. The Association's March 2, 2026 letter says mobile-type homes are not allowed.

• Minimum floor area: 1,050 sq. ft. of enclosed ground-floor living area on offshore lots; 1,400 sq. ft. on waterfront lots. Porches, patios, garages/carports and similar extensions do not count. A 1,200-sq.-ft. site-built home meets the size minimum only on an offshore lot if all 1,200 sq. ft. qualify as enclosed ground-floor living area.

• Approval before placement or moving: Architectural Review Committee written approval is required for buildings/structures placed or moved onto lots. Submit site plan, exterior elevations, materials/colors, landscaping/grading and required permits. Review considers safety and harmony of design, color, location, surroundings and topography. Declaration includes a 45-day no-response provision following a complete written submission; written variances may be granted at committee discretion.

Lot use, setbacks & upkeep

• Setbacks: 30 ft. from front property line (road right-of-way treated as front line); 10 ft. from outside property lines. No structures on common property.

• Lot use: One dwelling per original lot; original lots may not be subdivided. One dwelling may span two or more original lots. Residential leasing is permitted.

• Accessory buildings: Behind dwelling; same or similar exterior siding/color; fully underpinned.

• Construction & maintenance: Complete structures within 12 months after construction begins; maintain neat lots/buildings; rubbish, debris and noxious/offensive activity prohibited.

Utilities, association & enforcement

• Water: Central water system identified for Old Plantation Section I Lots 1–60 and Lakeside Section I Lots 1–110; owners of those lots may not install or operate private wells. Verify lot/section and current water service.

• Septic & sanitation: Plumbing, septic tanks, wells and waste disposal require compliance with Vance County Health Department requirements and applicable approvals. Verify soil suitability, perc testing and permits.

• Maintenance company & dues: Declaration names The Plantation Club, Inc. for common properties, roads, enforcement and assessments. The $195 figure applies to 1990–91, NOT current dues. Later annual amounts are set by its Board; special assessments are possible. Verify current dues, fees and outstanding balances.

• Binding & enforcement: Covenants run with the land, apply across Pool Rock Development and bind later owners after sale/transfer. Developer, Maintenance Company or an owner may enforce them; unpaid assessments/charges may become liens. Non-use of common areas does not waive assessment liability.

Recording & association contact

• Record: Development established June 16, 1989. Declaration of Protective Covenants and Agreements recorded with Vance County Register of Deeds, Book 650, beginning Page 263; contact Register of Deeds for original filing.

• Association: March 2, 2026 letter; poolrockneighborhoodassociation@gmail.com.