



Falls Creek Subdivision Rules and Regulations established 2021

Introduction:

These Guidelines are supplementary to the Declaration of Covenants, Conditions and Restrictions (the “Covenants”) for Falls Creek, recorded in the Franklin County, North Carolina Registry. They are also intended to supplement the established Falls Creek Architectural Guidelines and criteria. The criteria herein are intended to complement the Covenants and should a conflict arise, the Covenants shall prevail. The rules mandate within this document are subject to change at the board of directors’ discretion with a 30-day written notice of change.

Rules & Regulations:

1. The board of directors and architecture committee pre-approves all exterior doors to be repainted and the color changed. If you choose to change the color of your door the colors should maintain the community color pallet and style.
2. The board of directors and architecture committee pre-approves yard lighting (including flood lighting) that is directed within the boundaries of your property. The lighting fixtures should maintain the aesthetic appearance of your home and blend with the community architectural style.
3. The board of directors and architecture committee pre-approves all security systems if those systems are installed in accordance with all applicable laws.
4. The board of directors and architecture committee pre-approves all plantings, ground covers and newly installed flower beds that do not require permanent structure to be installed. Items like pine needles, mulch, rock, and flower bed borders can be installed excluding any exceptions listed in the recorded covenants, conditions & restrictions documentation. In addition, please reference rule no. 5.
5. All retaining walls (3ft or lower) are pre-approved to be installed by the board of directors and architecture committee.
6. All permanent structures will require approval by the board of directors and architecture committee unless otherwise specified by any governing documentation for the Falls Creek Community.
7. The board of directors and architecture committee pre-approves Nonpermanent landscaping decor and seasonal decor.
8. Permanent water features shall require approval from the board of directors and architecture committee.

9. The board of directors and architecture committee pre-approves permanent and temporary landscaping watering systems to help maintain new and existing flower beds, lawns, and gardens.
10. The board of directors and architecture committee pre-approves properly installed and maintained raised wooden/composite/vinyl planter beds.
11. Concrete/cinder block style planter beds will require approval from the board of directors and architecture committee.
12. The board of directors and architecture committee pre-approves decks to be stained/painted in coordinating colors that match the existing homes color scheme and style. They may also be stained in any natural wood color stain.
13. The board of directors and architecture committee pre-approves Glass storm doors and retractable screen glass storm doors painted to match existing trim or door colors.
14. All architectural improvements are required to be maintained in a sightly and neat appearance. They should closely follow the community feel and are subject to the board's discretion.