

Falls Cove Architectural Review Committee

Pools and Pool Fences

- Submit using Schedule M or N.
- Falls Cove setback requirements are greater than Troutman and Iredell County. Some Falls Cove unrecorded lot plats with setbacks are available from CSI.
- Submission must include the pool, fence, pool equipment location, accessory structures and landscaping as one project regardless of the number of subcontractors involved.
- Submission must include specification sheets for pool and fence/gates along with pictures.
- All pools must be in-ground installations.
- Contact Iredell Building Standards for pool/fence requirements and permits and Troutman for a zoning permit.
- Code compliant metal fencing must be black or dark bronze in color. Split rail fence must be three rails and the wire must be on the outside of the split rail fence.
- For neighborhood safety, a code compliant fence shall be installed and completed once the pool is operational (i.e. There is water in the pool).
- A pool/fence project must be completed and pass final inspection by Iredell County Building Standards within one year of approval of pool/fence submission. Project completion within one year of approval is a Falls Cove CC&R requirement.
- If not started within one year of approval, approval expires, and a resubmission is necessary.
- Final passed inspection document from building code inspector for the pool and fence must be submitted to CSI within one year of project approval.
- Pool equipment must be located in the rear of the home and screened with evergreen shrubbery to avoid distracting noise and views. Pool equipment may be not located at a property line.
- All soil excavated must be removed from Falls Cove and may not be dumped on any vacant lot, street or common area. Dumping is a covenants violation.
- Washing out of concrete trucks is not permitted in the development.
- Pools must be located behind the house within the Building Envelope. Not all lots have room for a pool due to setbacks and topography.
- Pool decks, pools and spas shall not be within 15ft of any septic component. Submissions from homes with septic must indicate the location of all septic components including in-ground components and be drawn to scale.
- Pool decks may not encroach into the setback on lots contiguous with the waterfront of the Lake.
- Pool, pool equipment enclosures, accessory structures must be architecturally consistent and harmonious with the residence and other structures on the Lot.
- Owners must ensure all subcontractors follow construction rules.
- Building permits must be displayed as required but contractor advertising signage is not allowed.
- No construction materials or equipment may be stored or parked on adjacent lots. Adjacent lots and common areas may not be used for access without approval.
- Any damage to streets, sidewalks, shoulders, ditches, street trees or other property shall be repaired at the owner's expense. In Parkwood, an escrow deposit may be required by the Falls Cove POA Board to cover any necessary repairs to shoulders, ditches or streets caused by construction vehicles or equipment used during the project.
- Owners must submit a landscape plan to screen the pool from side neighbors for approval. Plans must list plants by name, number and location on a plat.
- Any changes or additions to the approved project plan must be submitted for approval.
- Project is subject to inspection by Falls Cove Architectural Review Committee.