

# Falls Cove Property Owners Association Board Resolution

## Exterior Refuse Container Screen Standards

**WHEREAS**, the Board of Directors of Falls Cove POA is empowered to govern the affairs of the Property Owners' Association pursuant to Article VI, Powers of the Board of Directors of the Bylaws of the Falls Cove Property Owners' Association, Inc.

**WHEREAS**, there is a need to adopt standards for the construction of exterior refuse container screens in order to screen refuse containers from the street and adjacent properties as inconspicuously as possible.

**WHEREAS**, it is the intent that these standards provide the requirements for the property owners, the Architectural Review Committee (ARC), Architectural Control Committee (ACC) and the Board of Directors.

**WHEREAS**, these Exterior Refuse Container Screen Standards and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors of Falls Cove Property Owners' Association, Inc.

**NOW, THEREFORE, BE IT RESOLVED THAT** the following standards are hereby adopted by the Board of Directors:

1. Approval: All exterior refuse container screens shall be submitted and receive ARC/ACC approval before construction commences.
2. Materials: Screening material for exterior refuse screens shall be the same material as the primary dwelling, i.e. Fiber cement siding, brick or brick/stucco. The approval of all other materials shall be at the sole discretion of the ARC/ACC Refer to CC&R, 7.09 for prohibited materials.
3. Design: Exterior refuse screens that open toward adjacent properties shall have doors. Exterior refuse screens that open toward the rear yard are not required to have a door. Refuse screens that open toward the street are prohibited.
4. Dimensions: Exterior refuse screens shall be no larger than 4 feet in height, 7 feet in length (the length shall run parallel to the side of the primary dwelling) and 4 feet in depth (the depth shall be 90 degrees out from the side of the primary dwelling).
5. Location: Exterior refuse screens shall be located against the primary dwelling foundation on the garage side between the backup pad and the rear corner of the home or against the foundation in the rear of the primary dwelling. The approval of other locations shall be at the sole discretion of the ARC/ACC.
6. Colors: Exterior refuse screens shall be painted the main color or main/trim colors of the primary dwelling if constructed of fiber cement or another approved paintable material. Brick or stucco screens shall match the brick or stucco of the primary dwelling.

7. Landscaping: Where possible evergreen shrubbery shall be planted to soften the look of the refuse screen from the street and the adjacent properties.
8. Other requirements: Siding used for screening shall run in the same direction as the siding on the primary dwelling, i.e. Horizontal or vertical.
9. Maintenance: Exterior refuse screens must be maintained so as not to create a nuisance. CC&R, 7.31.

APPROVED Date: 1/18/2016

President: Georgia Beams

Vice-President: Brian Kiral

Secretary: Janith Huffman

Treasurer: Sheila Freeman

Member-at-large: Elizabeth Bryant

AMENDED Date: September 7, 2018

President: Janith Huffman

Vice-President Brian Kiral

Secretary: Elizabeth Bryant

Treasurer: Sheila Freeman

Member-at-large: Howard Culbreth