

**Falconbridge Homeowners Association  
Patio and Lower-Level Enclosures Application**

A patio enclosure is a fence or other structure which encloses a ground-level patio, or the space underneath a deck (if applicable). A patio enclosure is distinguished from a fence in that the material used for enclosure of the space may not extend beyond the boundary of the existing patio, or deck above the patio space.

In a community like Falconbridge, harmony and integrity of appearance throughout the Falconbridge townhome community is important. Some materials/designs, although attractive, may not be deemed appropriate to maintaining harmony and continuity. Designs should mimic either the townhome siding or the upper deck railings using vertical elements.

All patio enclosures require a Patio Enclosures application to be submitted to the Falconbridge ARC, and prior approval before construction begins, even if the proposed design conforms to the below standards.

The homeowner shall be responsible for any personal injury and any damage or destruction of the homeowner’s property, the property of adjacent homeowners or the common property during the installation, maintenance or removal of the enclosure.

The homeowner shall be responsible for all costs associated with maintaining and repairing the enclosure, as needed, including FHA costs in painting the enclosure in accordance with the regular residence painting schedule. If the enclosure is not properly maintained, the homeowner will be required to remove it and return the property to its pre-installation condition. In the event the homeowner fails to remove the enclosure and restore the property within a reasonable period of time as directed by the Board, a contractor will be hired by the Board to accomplish the removal and/or restoration, and the homeowner will be charged accordingly.

Below are two examples of enclosures which have been previously approved, and which conform to the above patio enclosure standard.

Example 1



Example 2



Date submitted to HOA Community Manager \_\_\_\_\_

Property Owner Name \_\_\_\_\_

**Falconbridge Homeowners Association  
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Property Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Please give a detailed description of your request including referencing which Example photo from the instruction page you will be following. Should you choose something other than one of the two examples, you may submit photos and or drawings of the design and materials you would like to use to the ARC to be evaluated against the conformity and harmony clause in the Falconbridge CC&Rs.

When completed, **sign** and submit both pages of this form to:

Kimberly Anderson  
Community Focus of NC  
P.O. Box 52395 Durham, NC 27717

Or email to  
kimberly@communityfocusnc.com

Your application will be then be reviewed for completeness, and will either be returned to you for further information, or forwarded to the Architectural Review committee (ARC) for recommendation of approval or denial by the Board.

I (we) propose:

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Owner Signature \_\_\_\_\_

Date \_\_\_\_\_

Agent Signature \_\_\_\_\_  
(if applicable)

Date \_\_\_\_\_

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End of Application

*The following reflects action taken by the Board of Directors on your application:*

Date \_\_\_\_\_

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Approved with the following conditions:

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