



Summary of Fallbrook’s Legal Lot Requirements

Protective Covenants, Conditions & Restrictions (CCRs), Design Code, and Planned Unit Development (PUD) requirements have been put in place at Fallbrook for the purpose of enhancing and protecting the value and attractiveness of property and to set the stage for a positive experience for all home owners in the neighborhood. To assist you in becoming familiar with those items required by the covenants and those considered common practice¹, the chart below has been provided as a quick reference summary of key provisions that apply most directly to your home plan development and review.

REQUIREMENT / PROHIBITION ¹	LOT TYPES (not including Townhome and Transitional Properties)		
	New Urbanism	Standard	Parkway
Review fee required prior to start of construction ²	Pre-Approved or Semi-Custom = \$250 Custom = \$500		
Landscape plan	yes	yes	yes
Minimum Floor Areas	1,400 sf	1,700 sf	3,000 sf
Set backs - Front Yard	15 ft	25 ft	25 ft
Set backs - Side Yard	5 ft	7.5 ft	7.5 ft
Set backs - Rear Yard	5 ft	7.5 ft	7.5 ft
Front porches may extend up to 10 feet into front yard setback	yes ³	no	no
Minimum use of brick or natural stone - Front or Street	encouraged	40%	60%
Minimum use of brick or natural stone - Side ¹	none	encouraged	30%
Minimum use of brick or natural stone - Rear (walkout lot) ¹	none ¹	encouraged	encouraged
All exterior windows and doors must be trimmed	yes	yes	yes
Exterior finish of chimneys ⁴	all brick or stone	all brick or stone	all brick or stone
Maximum height of exposed foundation permitted	none	none	none
Minimum roof pitch	6:12 or as dictated by architectural style	6:12 or as dictated by architectural style	6:12 or as dictated by architectural style
Roofing materials	Asphalt shingles	Asphalt shingles	Asphalt shingles
Rear deck columns must be either masonry, minimum 6x6 column, or combination of both. ⁴	yes (walkout lots)	yes (walkout lots)	yes (walkout lots)
Maximum building and landscaping height for Capitol View Lots	none	none	see covenants
Maximum time to commence construction	12 months	12 months	12 months
Maximum time to complete construction	12 months	12 months	12 months

(chart continued, over →)

REQUIREMENT / PROHIBITION ¹	LOT TYPES (not including T and TR)		
	New Urbanism	Standard	Parkway
Front entry door must be 2 feet forward of any street facing 2-car garage door or 4 feet forward of any street facing 3-car garage door. ⁴	N/A	yes	N/A
Connect front walkway directly to public sidewalk	yes	yes	yes
Garages and Access - attached or detached ⁴	either	attached	attached
Garages and Access - vehicle entry orientation ⁴	rear / alley only	any	side only
Lawn irrigation	required	required	required
Fencing	refer to Fallbrook Design Code: Fencing Code		
Accessory Buildings ⁴ (detached)	allowed only by prior written approval	allowed only by prior written approval	allowed only by prior written approval
Swimming Pools	permitted; height is limited to 1 ft above grade	permitted; height is limited to 1 ft above grade	permitted; height is limited to 1 ft above grade
Lighting - Exterior	photoelectric lighting in the alley required	no requirements	no requirements

¹ Declarant may require additional consideration dependant upon style, location, or materials of home.

² See "Building Process—Choose Your Path" exhibit for definitions of Pre-Approved Design, Semi-Custom Design, and Custom Design.

³ Applies only to New Urbanism Lots on Blue Sage from Stonebrook Parkway to Tallgrass Parkway.

⁴ See Fallbrook Design Code: Architectural Styles for Residential Construction. Written approval required by Design Review Committee.

The CCRs have a companion document called the Fallbrook Design Code. The design code is intended to provide more specific guidance on design decisions and is meant to pave the review path for home owners and their builders when preparing plans for approval. The design code is organized into four distinct sections indicated below.

- 1. Fallbrook Architectural Styles for Residential Construction.** The design of each home in Fallbrook is required to be influenced by one of four approved residential styles. This section of the design code provides useful guidance on each style including photographs, drawings and a checklist of common features.
- 2. Fallbrook Residential Landscape Guidelines.** This section outlines minimum standards that are applied to each home and provides an extensive plant palette from which to create beautiful landscapes.
- 3. Fallbrook Collection of Color Palettes.** This is an assembly of pre-approved, pre-tested color combinations for the exterior of your home. The collection is an ever-growing assemblage with many of the choices used successfully on completed homes in Fallbrook.
- 4. Fallbrook Residential Fencing Code.** Guidelines for the selection and installation of arbors, gates and yard fences are provided in this section and are illustrated with photos.

To receive a copy of Fallbrook's Covenants for your own review, or any portion of the Design Code, please contact the Fallbrook Sales & Development Office and we'll gladly provide them to you.



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