

Supplementary Requirements: *Courtyard Homes*

General Notes

- A. All designs must reference the Fallbrook Prairie style.
- B. Designs are limited to 1 1/2 stories.
- C. A minimum of 40% brick or stone is required along all sides of the home fronting a street.
- D. Garages are required to be:
 - 1. Side loaded
 - 2. Have windows facing the street(s)
 - 3. Positioned near the property line (*see exhibit on pier and fencing requirements*)
- E. A courtyard area must be incorporated in the design. This area must be between the drive/ garage and the home and at least 16'. Greater distances of 20'-24' are preferred.
- F. Courtyard area between garage and home must not be used as additional driveway area.
- G. All homes must include a fence and gateway at the street(s).
(*for instructions on this, see exhibit on pier and fencing requirements*)
- H. 1/4 of wall surface facing the into the courtyard of the home should used for windows.

Corner Lots (Bookends)

In addition to the general notes listed above, corner lots shall follow the following:

- I. Garage doors must face away from street corners.
- J. A minimum of 40% brick or stone is required along all sides of the home fronting a street

Walk-out Lots

In addition to the general notes listed above, walk-out lots shall follow the following:

- K. 40% brick & masonry is required on all sides on the home.
- L. Elevated decks shall follow the requirements outlined for all Standard lots.
- M. Elevated decks must be integrated into the roof line of the home and covered.



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