



Summary of Fallbrook’s Legal Lot Requirements: *Courtyard Homes*

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	COURTYARD LOTS (not including Townhome and Transitional Properties)		
	Townhome	Standard	Walkout
Review fee required prior to start of construction ²	Pre-Approved or Semi-Custom = \$250 Custom = \$500		
Landscape plan	minimum 1-1.5" deciduous or 1-5" evergreen	minimum 1-3.5" deciduous or 1-7" evergreen	
Minimum Floor Areas	1,300 sf	1,500 sf	1,500 sf
Designs must reference Fallbrook Prairie Style	yes	yes	yes
Designs are limited to 1.5 stories	yes	yes	yes
Set backs - Front Yard	0 ft	0 ft	0 ft
Set backs - Side Yard	5 ft	5 ft	5 ft
Set backs - Rear Yard adjacent to buildable lot	20 ft	20 ft	20 ft
Minimum use of brick or natural stone - Front or Street	40%	40%	40%
Minimum use of brick or natural stone - Side ¹	encouraged	encouraged	30%
Minimum use of brick or natural stone - Rear	encouraged	encouraged	30%
Brick & masonry required on ALL sides of home	N/A	N/A	40%
All exterior windows and doors must be trimmed	yes	yes	yes
Exterior finish of chimneys ³	all brick or stone	all brick or stone	all brick or stone
Maximum height of exposed foundation permitted	none	none	none
Minimum roof pitch	3:12 or as dictated by architectural style	3:12 or as dictated by architectural style	3:12 or as dictated by architectural style
Roofing materials	Asphalt shingles	Asphalt shingles	Asphalt shingles
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.		
Courtyard area between garage and home must not be used as additional driveway area	yes	yes	yes
Fence and piers provided at the street(s)	yes	yes	yes
Minimum use of windows on exterior wall(s) facing courtyard	25%	25%	25%

(chart continued, over →)

REQUIREMENT / PROHIBITION ¹	COURTYARD LOTS (not including Townhome and Transitional Properties)		
	Townhome	Standard	Walkout
Elevated decks integrated into roof line and covered	N/A	N/A	yes
Rear deck columns must be either masonry, minimum 6x6 column, or combination of both ³	yes	yes	yes
Maximum time to commence construction	12 months	12 months	12 months
Maximum time to complete construction	12 months	12 months	12 months
Connect front walkway directly to public sidewalk	yes	yes	yes
Garages and Access - attached or detached ³	attached	attached	attached
Garages and Access - vehicle entry orientation ³	side only	side only	side only
Garages have windows facing the street(s)	yes	yes	yes
Garages are positioned near property line	see exhibit on pier design		
Garage doors face away from street corners	yes	yes	yes
Lawn irrigation	required	required	required
Fencing	prohibited	decorative, to match style prescribed by pier design	
Accessory Buildings ³ (detached)	none	allowed only by prior written approval	allowed only by prior written approval
Swimming Pools	no	permitted height is limited to 1 ft above grade	permitted height is limited to 1 ft above grade
Lighting - Exterior	no	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 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.