

The Falls Golf Club & Resort  
Deed Restrictions  
(Highlights only)

- Only single family residential structures are permitted.
- No temporary buildings or trailers are allowed.
- Maximum height of houses is 28 feet.
- Building lines for side lot lines is a minimum of 10 feet.
- Front lot building lines are a minimum of 20 feet or as shown on recorded plat.
- Rear lot building lines are 15 feet unless a garage is located in the rear, then the minimum is 5 feet.
- Minimum square footage (living area) of homes on golf course is 1800 sq. ft.
- Minimum square footage (living area) of homes off the golf course is 1600 sq. ft.
- Homes must face the street on which they are built.
- Garages openings are not allowed to face the street.
- All homes must have a minimum of a 2 car garage.
- Garages are for cars, not for conversion into storage sheds or living quarters.
- Exterior of buildings must be 60% masonry. Masonry is considered brick, stone, stucco, or rock. Hardi-plank is not masonry!
- No homes of identical elevation shall be constructed closer than every fifth lot.
- The roof of any building shall be constructed or covered with any non-reflective, dark material with a minimum expected life of twenty (20) years. Asphalt, composition or metal are acceptable materials. **NO WOODEN SHINGLES ARE ALLOWED!**
- Only fencing material allowed is wrought iron.
- No trucks, trailers, boats, automobiles, campers or other vehicles shall be stored, parked or kept on any driveway, in the front yard, or in the street in front of the lot.
- No outside clothesline shall be permitted that is visible from any street.
- No external window air conditioners are permitted.
- No more than 3 adult animals are permitted. Dogs are not allowed to roam the subdivision and must be controlled by their owners at all times.