

Address/Lot: _____

Date of Inspection: _____

SECTION II : Phase I CC&R

Compliance Checklist:

EXTERIOR MAINTENANCE

In the event an owner fails to maintain the premises and the improvements in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

ARTICLE VII USE RESTRICTIONS

☐ 1. No lot shall be used for other than single family residential purposes and no building shall be erected on any lot except dwelling, garages or carports, swimming pool, tennis court, non- commercial greenhouse and garden shed.

☐ 2. A single family living unit, exclusive of open porches and garages, shall contain not less than 1100 square feet of habitable floor area.

☐ 3. Easements for installation and maintenance of utilities and facilities are reserved as shown on the recorded plat. Easements for installation and maintenance of drainage facilities are reserved over five feet at the rear of each lot and two and one-half feet over the side of each lot. Said property is subject to the terms and provisions of E.W.E.B. underground electric R-5U rate agreement as recorded in Lane County, Oregon.

☐ 4. No structure of a temporary character, trailer, basement, partly finished house, shack, garage, barn or other out- building shall be used on any lot at any time as a residence either temporarily or permanently. All structures, additions or alterations shall be completed in not less than six months from a starting date. Open carports shall not be used for storage other than that enclosed by wall of the structure.

☐ 5. Yards shall be maintained in a neat, clean condition and grass shall be watered and cut regularly. One tree shall be planted and sustained in the parking strip, or, when no parking strip exists, as near to the front of the lot as practicable.

☐ 6. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than 1/3 square foot, one sign of not more than five square feet advertising the property for sale or rent by the owner only, both of which must be not less than 20 feet from the front property line. All other signs, including real estate broker signs, are strictly forbidden.

☐ 7. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

☐ 8. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that 1 dog, 1 cat or other household pet may be kept, provided they are not kept, bred or maintained for any commercial purpose and do not create objectionable noise or odor and are maintained on a leash when off the owner's property.

☐ 9. No lot shall be used or maintained as a parking place for trucks, trailers, equipment, or materials, except during the course of constructor or used as a dumping ground for rubbish or used as a parking place for vehicles not in regular family use and good operating condition.

☐ 10. Trash, garbage or other waste shall not be kept except in sanitary containers emptied weekly. All incinerators, garbage cans or other equipment for the storage of or disposal of such material shall be kept in a clean and sanitary condition enclosed by fences that screen them from sight. Storage of any kind of goods, chattels, merchandise, material, fuel, supplies or machinery shall be within walls of the building, or enclosed by tight fences that completely screen it from sight. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

☐ 11. No fence shall be built over five feet in height or within fifteen feet of the front lot line without written Building Committee approval.

☐ 12. No building, fence, structure or alteration shall be erected on any lot until plans and specifications have been approved by the Architectural Committee of Somerset Hills Homeowners Association, which will be appointed by the owners and declarants herein named or their successors in interest. The Architectural Committee shall approve only those structures and alterations which harmonize in material, design, size and elevation with existing or planned buildings.

☐ 13. No individual sewage disposal system shall be permitted on any lot.

☐ 14. No building shall be located on any lot nearer than 20 feet to the front line of the lot, except corner lots which shall have a minimum setback of 15 feet; and except any lot having a grade of more than 8 per cent up or down from the street shall not have a minimum setback. No building shall be located nearer than 5 feet to an interior lot line, except when there is more than 10 feet between buildings, and except a garage which shall be not less than 3 feet. No dwelling shall be located on any interior lot nearer than 15 feet, to the rear lot line except when one side yard exceeds 15 feet, and except odd shaped lots which shall be measured from the deepest point.

☐ 15. No TV antenna erected on any lot shall extend more than two feet above the portion of the roof of the dwelling on which it is mounted.

☐ 16. Travel trailers, campers, boat trailers, trucks and similar vehicles are required to be parked behind the front line of the residence building.

17. (Not applicable)

18. When these covenants do not cover a situation, the rules and regulations of the City of Eugene shall be applied. In all cases where there are conflicting rules showing a difference in requirements, the strictest of the two is to be used. The decision of the Building Committee shall govern in determining which rules are the strictest.

Compliance/Violation Notes
