March 19, 2011

On January 9, 2009 the Heceta South Homeowners Association held a meeting at Driftwood Shores, Florence, Oregon to discuss CC&R 6.4.4:

No lot shall be used to park mobile homes, campers, recreational vehicles, boats or trucks (one ton or greater), or any other type of motorized vehicle, unless they are entirely located within a screened area.

During the meeting, the Board passed a resolution adopting the following interpretation of the phrase “. . . entirely located within a screened area”:

No portion of object is visible from any subdivision lot, whether adjacent or otherwise located, or any common or public area.

A subsequent mailing notifying all homeowners of the passed resolution included the phrase “Previous approvals are exempt from this resolution”. This sentence was not included in the official resolution passed by the board and has caused much confusion among homeowners.

The purpose of this letter is to clarify that previous approvals will be handled on a case by case basis by the ASDRC in keeping within the interpretation of CC&R 6.4.4 as defined by the January 9, 2009 resolution.

Additionally, the ASDRC approval kit will be changed to include the following statement:

An ASDRC CC&R 6.4.4 screening approval is no longer valid if a homeowner brings in a vehicle as defined in CC&R 6.4.4 that exceeds the dimensions of the approved screen and, as a result, becomes visible from any subdivision lot, whether adjacent or otherwise located, or any common or public area.

Heceta South Board of Directors