Dear Owner/Contractor,

Welcome to Heceta South. Our sub-division is one of the most desirable and peaceful places to live in the Florence area. Our residents are confident that your completed project will result in an enhancement to our community. The homeowners already residing here realize that with construction come the normal adversities such as noise, adjacent property damage and increased vehicle traffic and heavy equipment. Those ingredients increase the potential for damage to adjacent properties and our existing infrastructure which property owners are responsible for maintaining. The Heceta South Homeowners Association requests your cooperation and vigilance regarding the following areas of concern.

It is beneficial and may be cost effective to submit your Site/Plot Plan prior to your architectural drawings. Even after excavation has started and if changes are needed, resubmit to the ASDRC the Site and Plot Plan changes.

**Excavation:** During excavation or further surveying, limit vegetation removal to the minimal amount necessary. Under no circumstances will vegetation be removed within ten feet on the side and rear lot boundary lines. If any vegetation is damaged or removed within this zone or on property frontage due to digging of electrical or water line trenches etc, you are required to replant all areas immediately.

**Noise:** Heavy equipment, increased traffic, employee and machinery result in increased noise. We request that construction not begin prior to 7:30 AM or continue after 5 PM. Monday through Saturday. We realize that some of your employees prefer to work a four-day ten-hour shift. However, existing homeowner considerations must take priority. Please do not allow your employees to operate their radios or boom boxes at a level that will disturb the residents already living here.
**Equipment:** Park your trucks, heavy equipment or employee vehicles on the roadway directly in front of the specific lot you are working on. Heceta South CC&R’S do not allow for the parking of any vehicles on or adjacent to Heceta South streets for longer than a 12 hour period, measured from midnight to midnight. If you must leave heavy equipment overnight, park the vehicles within the construction lot boundaries. Ensure that any vehicles that visit or are parked in support of your project do not leak oil. If they do, park them out of the sub-division. We require that if there is any oil accidentally left on our streets, you make arrangements for clean up.

**Adjacent Lot Property Damage:** Limit turning vehicles around in an adjacent neighbor’s driveway. Keep your vehicles on the pavement versus the soft frontage or landscaped areas. We realize that accidents will happen, such as damage to an adjacent lot’s shrubbery or deep ruts left on construction lot and/or the adjacent lot frontage property, etc. If that does occur, please make arrangements with the affected lot owner to rectify the problem. Damage made to interior roadways during construction must be repaired by the owner.

**Litter:** Please ensure that your construction materials, coffee cups, drink cans, lunch bags, etc. are picked up daily. With the winds that pass through our area, the refuse left on your construction site normally ends up on adjacent properties. Concrete spillage must be removed, not just buried, and excavation debris most specifically sand must be immediately cleaned from the roadways.

**Portable Toilets:** Try to keep your portable toilets well into the construction site and out of view as much as possible, while still allowing service to the units.

The homeowners of Heceta South solicit your cooperation in preventing the problems described above. We are confident that with your pro-active vigilance, we can maintain a quiet, clean environment for existing residents even though there is construction in progress.

Sincerely,

Heceta South Homeowners Association, Inc.
Board of Directors
Dear Association Member/Contractor,

The ASDRC is committed to timely responses to all inquires by association members. Carefully review the CC&Rs you received at the close of escrow prior to requesting ASDRC approval for your project. If you did not receive a copy, please contact the Title Company responsible for your property closing and they will provide you one. ASDRC approval must be obtained prior to starting your project or construction. To expedite the process, use the enclosed Construction/Project Approval Form for all of your requests. As a further reminder, the following items are a few that require ASDRC approval:

**Minimum Floor Space:** 1250 Square Feet. (CC&R 6.4.9)

**Drawings (CC&R 8.2 & 8.3)**

**Construction Plan:** Complete set of site/plot, excavation plans as well as Construction Drawings. (CC&R 8.2 & 8.3)

**Roofing Composition:** Approved fire resistant material. (CC&R 6.4.9)

**Exterior Surface:** Natural wood appearance or stained/painted an earth tone color. (CC&R 6.4.1)

**Grading Plan:** (CC&R 8.3)

**Excavation/Surveying:** Under no circumstances may vegetation be removed within 10 feet of the side and rear property lines. If vegetation within this zone is damaged during surveying and/or excavation, the property owner is responsible for the replacement of vegetation immediately. (CC&R 6.5)

**Excavation and Restoration Plans:** Plans must provide for erosion control and details of those portions of the lot to be cleared. (CC&R 6.13.3 & 8.3)

**Fences:** (CC&R 6.8)

**Signs:** (CC&R 6.11)

**Screening for Recreational Vehicle (CC&R 6.4.4):** 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.
NOTE: Approval by the homeowners association Architectural Review Committee does not relieve the applicant of the responsibility to obtain all required State and County permits. The attached Approval Form is the basis for documenting the approval process for your project. If you have any questions, please direct them to the address above or contact the ASDRC Chairperson.
HECETA SOUTH ASDRC CONSTRUCTION/PROJECT APPROVAL FORM

Owner/Applicant ____________________ Phone Nr ___________ Lot Nr ______

Mail Address ______________________ City ______________________

State/Zip __________________________

Contractor ________________________ License#____________________

Preliminary Site Development______ New Const_______ Other ______

Please provide a brief description of the project and a set of drawings that show all details:

_____________________________________________________________________

_____________________________________________________________________

START DATE* ____________ _____________ FINISH DATE___________________

*Note: Work must be complete within 12 months from Start Date or a new approval is required.

ATTACH SITE/Plot PLAN, EXCAVATION PLANS AND CONSTRUCTION DRAWINGS THAT CLEARLY IDENTIFY PROPERTY SETBACKS AND ANY VEGETATION THAT IS TO BE REMOVED. ANY VEGETATION REMOVAL MUST BE NECESSARY AND KEPT TO A MINIMUM. UNDER NO CIRCUMSTANCES WILL ANY VEGETATION BE REMOVED WITHIN 10 FEET OF ALL SIDE AND REAR PROPERTY LINES. IT IS THE HOMEOWNER AND CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE 10-FOOT VEGETATED BUFFER IS MAINTAINED. IF ANY VEGETATION WITHIN THIS ZONE OR PROPERTY FRONTAGE IS REMOVED OR ACCIDENTLY DAMAGED DURING SURVEYING, EXCAVATION, OR THE DIGGING OF ELECTRICAL AND WATER LINE TRENCHES, THE HOMEOWNER MUST REPLACE IT IMMEDIATELY.

DIMENSIONS: (L) ______ (W) ______ (H) ______ TOTAL SQ FEET:___________

EXTERIOR COLORS:____________________________________________________

ROOFING COLOR & MATERIALS:_________________________________________

DRIVEWAY MATERIAL:_________________________________________________

IS SOIL/SAND PROTECTION OR STABILIZATION REQD? YES ____ NO _____
DESCRIBE REVEGETATION PLAN FOR VEGETATION REMOVED

________________________________________________________________________

________________________________________________________________________

I have read and understand the above Heceta South governing polices. Signature of the owner indicates understanding and compliance. Signature by someone other than the owner does not relieve the property owner of the responsibilities contained herein. ASDRC approval cannot be granted unless all areas are filled in, signed and appropriate documents attached.

PROPERTY OWNER _____________________________________________

ASDRC APPROVAL/DISAPPROVAL:

Print ___________________________  Sign ___________________________  YES___  NO___  DATE __________

__________________________  ___________________________  YES___  NO___  DATE __________

__________________________  ___________________________  YES___  NO___  DATE __________

__________________________  ___________________________  YES___  NO___  DATE __________

(MINIMUM OF THREE ASDRC COMMITTEE MEMBER SIGNATURES REQUIRED)

DISAPPROVAL REQUIRES COMMENTS/RECOMMENDATIONS FOR COMPLIANCE

________________________________________________________________________

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