

HECETA SOUTH HOMEOWNERS' ASSOCIATION (www.hecetasouth.com)

Architectural Review Committee (ARC)

FORM 1 - New Home Construction Introduction

Dear Owner and Contractor,

Welcome to Heceta South, one of the most desirable and peaceful places to live in the Florence area. This neighborhood prides itself on maintaining a natural environment and quietude by working with members of the community in the Homeowners Association (HOA).

As you plan construction of your new home, please review the Association's CC&Rs, By-Laws and the related ARC forms you will be required to submit. All are available on the HOA website at www.hecetasouth.com. This will guarantee that the home of your dreams meets all the HOA requirements and that you avoid problems. The Site/Plot Plan should be submitted prior to your architectural drawings. Once excavation has begun there may be a need for changes to your application. Should this occur, please notify the ARC as soon as possible and seek approval before continuing the work in progress. As with any new construction project work, there are going to be inconveniences such as noise, the presence of heavy equipment and increased traffic that will be experienced by your new neighbors. To assure the least amount of impact to the community we ask that all contractors be respectful of the neighbors and abide by the following:

Hours: The hours of construction are limited to 8:00 AM to 6:00 PM, Monday through Saturday and not allowed on major holidays (CC&R 6.4.7).

Noise: This includes the noise caused by the use of machinery and heavy equipment. Construction workers are free to use radios but the volume should not be at a level to disturb other homeowners.

Equipment and Vehicles: Trucks, heavy equipment or workers' personal vehicles must be parked on the roadway directly in front of the specific lot under construction if possible. The CC&Rs do not allow for parking any vehicles on or adjacent to the subdivision's streets for longer than a 12-hour period (from midnight to midnight). If heavy equipment needs to remain overnight, it must be parked within the construction lot boundaries. No vehicles leaking oil are allowed to park on Heceta South streets. Any oil or fluid leaks that do occur must be cleaned up immediately.

Adjacent Property Damage: Driving on adjacent neighbors' properties or driveways is to be avoided. Keep all vehicles on the pavement, not on the soft frontage or landscaped areas. As accidents do occur, please make arrangements to repair or remedy any damage with the lot owner as soon as possible. Any damage caused to Heceta South roadways during construction is the responsibility of the property Owner.

Litter: Please ensure that all construction material and any litter is picked up and properly disposed of on a daily basis. Florence winds can cause trash to collect on nearby lots or block storm drains. Concrete spillage must be removed and all excavation materials, especially sand, must be cleaned from Heceta South roadways immediately.

HECETA SOUTH HOMEOWNERS' ASSOCIATION (www.hecetasouth.com)

Architectural Review Committee (ARC)

FORM 1 - New Home Construction Introduction

Portable Toilets: Portable toilets should be out of view as much as possible while still allowing the unit to be serviced.

With your cooperation and commitment to abide by the governing policies of the Heceta South HOA and the ARC, your completed project will be a welcome addition to the community. If any questions should arise at any time about your project, kindly contact the ARC Chair.

ARC Chair Signature: _____

Date: _____

Name Printed: _____

Owner Signature: _____

Date: _____

Name Printed: _____

Contractor Signature: _____

Date: _____

Name Printed: _____