

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

Architectural Review Committee (ARC)

FORM 2 - New Home CC&R Requirements

Dear Owner and Contractor,

The Architectural Review Committee (ARC) is committed to timely review and responses to all inquiries from Association members. Please carefully review the CC&Rs prior to requesting project approval from the ARC. If you do not have a copy of our CC&Rs, all HOA documents are available at www.hecetasouth.com. Complete the New Home Construction Approval form (#3) in its entirety and submit it with all required documentation to the ARC for approval. ARC approval must be obtained prior to starting any construction or project. What follows are some, but not all, items that require ARC approval:

Minimum Floor Space: CC&R 6.4.11 noting a minimum of 1250 square feet.

Drawings: CC&R 6.4.3

Construction Plan: CC&R 6.4.3 noting a requirement of complete set of site/ plot plan, grading plans and construction drawings

Roofing Materials: CC&R 6.4.12 noting approved fire-resistant materials

Exterior Surface: CC&R 6.4.13 noting natural wood appearance or stained/painted an earth tone color compatible with the natural setting.

Grading Plans: CC&R 6.4.3

Excavation & Surveying: CC&R 6.3; 6.3.1; 6.4.8 noting vegetation is not to be removed within 10 feet of the sides and rear property lines. CC&R 6.2 noting *vegetation on corner lots*.

Excavation & Restoration: CC&R 6.4.1; 6.4.10

Fences: CC&R 6.7

Signs: CC&R 6.10

Screening for Recreational Vehicles: CC&R 6.1.3 noting that these vehicles are not to be visible from the street.

Approval by the ARC does not absolve the Owner of the responsibilities to obtain all required State and County permits. The ARC Preliminary Site Development/New Construction Form 3. serves to document your project's approval process.

If you have any questions, please contact the ARC Chairperson at hecetasouthhoa@gmail.com; via the website; or write to:

Heceta South HOA
A/O: ARC
PO Box 2075
Florence, OR 97439

Thank you for your anticipated cooperation,
Heceta South Homeowners Association