The following resolution was discussed, motioned for vote, and passed by the four board members present at the June 25, 2019 Board of Directors meeting. The abstaining vote was Linda Bickel who was absent from the meeting.

The resolution was determined to be necessary, based on property owners’ complaints, and in order to clarify the intent and wording of Article VI, sections 6.2 and 6.4.4 of the CC&R’s.

The text below is a restatement of sections 6.2 and 6.4.4 with the adopted changes to Heceta South HOA’s CC&R’s, Article VI “Restrictions On Use of Property”, Sections 6.2 and 6.4.4. The changes are in italicized text:

Now, it is resolved that sections 6.2 and 6.4.4 of the Heceta South HOA’s CC&R’s are restated as follows:

Section 6.2
Nuisance. No noxious or offensive activity shall be carried on or upon any lot or other portion of the subdivision, nor shall anything be done thereon which is or might become an annoyance or a nuisance to the use and enjoyment of other lots in the subdivision. Outdoor lighting shall be situated so as to be directed away from the adjoining properties and streets. Construction noises shall be restricted to the hours of 7:30 a.m. to 5:00 p.m.) Monday thru Saturday. Quiet hours in the development are from 10:00 p.m. until 7:30 a.m. daily.

Previous amendment to section 6.2, approved by HOA Board and filed with Lane County Clerk, dated 4/27/16:
6.2.1. Outdoor lighting shall be limited to residential fixtures attached to the house (i.e. porch lights or can lights located under eaves) and driveway accent lights. All outdoor lighting shall be situated so as to be directed away from adjoining properties and streets. Temporary or permanent flood lights which illuminate adjacent properties are strictly prohibited.
Section 6.4.4
No parking in excess of twelve (12) hours during any 24-hour period, measured from midnight to midnight, of any type of vehicle is permitted on or adjacent to subdivision roads. No daily or repetitive parking of any type of vehicle is permitted on or adjacent to subdivision roads. Exception to this is daily or frequent street parking during construction on lots or common areas.
No lot shall be used for outdoor storage, to park mobile homes, campers, recreational vehicles, boats or trucks (one ton or greater), or any other recreational motorized vehicle, or trailers, unless they are entirely located within a screened area.
Property owners may park an RV on the visible, paved portion of their property (driveway) for up to 24 hours in order to clean or make ready for travel.
Notwithstanding the prohibition contained herein regarding parking, during construction of a residence on any lot, the contractor may use a larger area for parking of vehicles or storage of materials in order to avoid unnecessary disturbance of the lot’s vegetation.

Dated: ________________

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President, Board of Directors
Heceta South Home Owners Association, Inc.

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Secretary, Board of Directors
Heceta South Home Owners Association, Inc.