

The Reserve at Heceta Lake
Brief Summary of Minimum Architectural Requirements
A.R.C. refers to the Architectural Review Committee

Maximum Height: 35 Feet

Square Feet: 1600 plus a 2 car garage

Roof Pitch: 6/12 (6" rise for each 12" of span)

Features: Each home shall have a minimum of two of the following architectural features; dormers, covered porches, recesses, masonry veneers or masonry posts, and/or porch or deck railings.

Siding: Vinyl and aluminum siding are not permitted.

Drainage: All roof drains, crawl space drains, foundation drains and impervious surfaces must drain to a street or drywell approved by Lane County or their successor.

Recreational Vehicles: All Rv's, boats, trailers, commercial vehicles, motor homes, tractors and atv's must be parked in an enclosed structure approved by the Architectural Review Committee, which must be constructed with the same design and materials as their home.

Roofing Materials: Approved materials are cedar shake, cedar shingles, and architectural 80 asphaltic shingles with a 35 year life, masonry tile or rock slate.

Exterior Siding: Cedar, stone, brick, stucco, a horizontal lap siding, or fiberglass composite material are generally approved. No T-1-11 grooved siding is allowed. The committee will consider resawn plywood siding with bats (board and bat design). All homes must be encased in double wall construction.

Exterior Windows And Doors: Vinyl (approved by A.R.C.) and wood are approved generally. Garage doors must be wood, fiberglass composite or metal construction.

Exterior Paint: Paint or stain must be a natural or muted earth tone or color and all paint schemes must be approved by A.R.C.

Accessory Buildings: All accessory buildings must be built using the same style and construction of the home and painted the same.

Signs: Must be approved by A.R.C.

Pets: A maximum of 3 are permitted. No commercial raising of pets, dogs, cats, livestock, birds or poultry is permitted. Dogs must be kept on a leash.

This summary is submitted to prospective lot owners to give a basic theme of the livability of the development and is not to be constructed to be the complete requirements. Each lot owner must read the entire declaration of Covenant, Conditions, and Restrictions, acknowledge their receipt in writing and be bound by the full text.

Compliance with this summary does not constitute compliance with the entire text nor waive any other requirements of the Covenants, Conditions and Restrictions.