



## WEST EUGENE VILLAGE

P.O. Box 26505  
Eugene, OR 97402

### Association Change Request Criteria

These are the criteria for any change request submitted to the Association for approval, in accordance with West Eugene Village Declaration Sections 6.1 and 9.7. Any proposed changes may not violate Association Rules or Regulations. An owner must also ensure a proposed change is something that does not violate an Association Rule or Regulation. It is not the responsibility of the West Eugene Village Homeowners Association to insure that all City of Eugene building codes are followed. The homeowner is solely responsible for following all City of Eugene building codes when making modifications to their property.

**1 Home and Structure Colors** Exterior paint colors must harmonize with surrounding homes. Any additions or added structures, such as awnings or storage sheds, must be painted with the same colors and in a similar style as the home. Colors that closely resemble the current colors of the body and trim of the home do not need to be approved by the Association. Changes to either the body or trim color requires Association approval.

#### **2 Landscaping**

##### **2.1 Front Yards**

**(a) Shrubs:** Adding or replacing plants in one's yard does not require Association approval, unless the plant is considered an invasive species. Plants which are considered invasive require Association approval. The information submitted will require descriptions and drawings of how the plant will be contained within its designed growing area. Even with Association approval, if the plant spreads beyond its designed growing area, the homeowner will be solely responsible for any costs with removal of the plantings and restoration of the affected area, regardless of the property effected.

**(b) Planting Trees:** This section only pertains to trees that are expected to grow more than ten (10) feet in height or have a diameter larger than eight (8) inches. Trees which are added to an owner's landscaping only require approval for location. The committee strongly suggests that any planting of trees be done in a hole that is twice the width and one-and-half the depth of the root wand of the tree being planted. Also that the soil to fill the hole be of a sandy or planting mix.

**(c) Removing Trees:** Trees may be removed without approval of the Association. The cost of the removal will be the responsibility of the homeowner, unless the Association decides otherwise.

**2.2 Back yards** Areas within the fences are considered the back yard. Any alterations to this area does not require Association approval accept:

**(a) Invasive Species** The procedures must follow what is outlined in this document under section 2.1(a) (2).

**(b) Structures and Additions** must follow rules set forth in section 4.

- 3 Driveway Extensions** Any driveway extension must be made of concrete and insure that a vehicle can be completely removed from the street and sidewalks.
- 3.1 Materials** Any box which is contained inside the driveway must be made of steel or concrete and designed to handle the weight of a vehicle.
- 3.2 Hydrants, Cable, Telephone, and Electrical Junction Boxes.** Driveways must remain at least one (1) foot away from these connections.
- 3.3 Water Valves and Meters:** These items may be located inside a driveway, as long as, they are accessible through an approved box listed above.
- 4 Building Extensions** All building extensions or additions, including awnings, must follow these guidelines.
- 4.1 Permits** Any changes that require a building permit from the City of Eugene must be approved by the Association prior to being submitted for a City permit. If the Association approves the change, the design may be submitted to the City of Eugene for a building permit. After approvals have been met, construction may begin after the Association has been notified of the building permit number.
- 4.2 Setback** All buildings or structures must be at least five (5) feet from the property line, or ten (10) feet from the nearest structure. The homeowner may be required to move or modify the structure, in the future, if an adjoining owner wishes to install a structure five (5) feet from their property line, and the new structure comes within ten (10) feet of the existing structure.
- 5 Flag Poles:** Flag poles will require building permits regardless of location, and must follow procedures listed in section 4.1 if they are more than 12 feet in height.
- 6 Exterior Devices**
- 6.1 Satellite Dishes/Antennas:** Installation of Installation of satellite dishes (located at the rear of the home if possible) do not need to be pre- approved, but must be installed by a professional/licensed service company. Wiring must be run in such a way as to minimize being seen.
- 6.2 Security Devices:** These devices do not require Association approval, but must follow the requirements in the West Eugene Village HOA Rules and Regulations.
- 6.3 Air Conditioning Units and Other Devices:** Exterior portable window air-conditioning units or similar devices that protrude beyond the window casing must have approval in writing from the Association prior to installation unless they are not visible from the street or other Common Areas.
- 6.4 Solar Panels:** Solar panels need Association approval to insure that the panels are installed in a way which harmonizes with the home and surrounding area. Solar panels must be installed by a licensed professional.

These West Eugene Village Homeowners Association Rules for Association Change Request Criteria was developed by the Architectural Control Committee of the West Eugene Village Homeowners Association and adopted by the Board of Directors effective the 22<sup>nd</sup> day of March 2018.