

Residential Design Guidelines

For Avalon Village Architectural Review Board

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Effective June 2018 until further notice

ARB Residential Guidelines

Introduction:

Living in a planned community such as *Avalon Village* offers many privileges. It also involves certain restrictions. In order to preserve the value, desirability, attractiveness, and architectural integrity of *Avalon Village*, Declarants Codes and Restrictions (DC&R's), hereafter referred to as DC&R's, have been prepared which authorize the formation of an Architectural Review Board for the single family and clustered home neighborhoods at *Avalon Village*.

The Architectural Review Board, hereinafter referred to as the "ARB" is charged with the responsibility to review and approve certain proposed exterior improvements to residential dwellings in this community, prior to any submittal to the City of Eugene and/or construction.

The purpose of the ARB and these design guidelines is not to restrict individual creativity or personal preferences, but rather to assure continuity in design which will help preserve and improve the appearance and value of your neighborhood and *Avalon Village*. The ARB has set up Design Guidelines that define standard acceptable treatments of improvements. In most cases, when the guidelines are followed and complied with, submittal to the ARB can be avoided. However, certain improvements have been deemed substantial and will require submittal to the ARB at all times.

Article 4 Use Restrictions: Architectural Controls and Maintenance Responsibilities:

4.7.2 Duties and Authority: It shall be the duty of the Architectural Review Board to regulate the external design, appearance, location and maintenance of all improvement thereon, whether on a Lot or Common Property, and to regulate use of such Property as described in this Declaration (DC&R's). Upon conveyance of the first Lot to an Owner, the Architectural Review Board shall adopt general rules to implement the purposes and interpret the covenants of this Article, including but not limited to the design review standards and procedures, rental and leasing regulation and the regulation of animals, parking, antennas, storage and use of recreation vehicles, storage, and use of recreational vehicles, storage and use of machinery, use of outdoor drying lines, trash containers, planting maintenance and removal of vegetation and use and management of common areas.

ARB Operating Procedures

Before beginning any addition, alteration, or construction involving the exterior appearance of a home, the homeowner must first review these guidelines to determine whether or not a submittal to the ARB is required. If your improvement plans comply with the guidelines, and do not need ARB approval you may still need a building permit from the City of Eugene. In those instances which these guidelines state that a submittal to the ARB is not required, the ARB shall be deemed to have given approval to the improvements (or alterations) but such approval is conditional on full compliance and continued compliance with these guidelines. The ARB does not assume any responsibility for Homeowners' improvements or the failure to obtain necessary permits.

If your improvement plans are required to be submitted to the ARB in accordance with these guidelines, you must first file an application with the ARB prior to any City of Eugene building permit application. Failure to obtain the approval of the ARB when required will constitute a violation of the DC&R's and may require modification or removal of unauthorized work or improvements at the homeowner's expense.

Once an application for home improvement has been approved by the ARB, the plans must be
ARB Residential Guidelines

1. Excess debris shall be removed from the site or property contained on a daily basis.
2. Work shall be performed so as to minimize noise, dust, and disruption of neighbors.
3. No structure may be erected, constructed, or maintained whether permanent or temporary within in building restricted easement without proper approval from the City of Eugene Planning Department.
4. Construction shall be from 7 am. To 7 pm. Only.
5. All workers must comply with ARB Rules and Regulations.

Note on Maintenance

The following guidelines are for the continued livability and desirability of the Avalon Village neighborhood. However, one of the most important factors in keeping the neighborhood clean and beautiful is regular maintenance. Even the best laid plans and most skillfully constructed home and landscaping improvements will become an eyesore if they are not maintained.

Landscaping, Hardscaping, & Irrigation

Front Yard

Submittal Requirements

1. Changes in previously installed front yard landscaping need not be submitted for approval if they comply with all the front yard landscaping guidelines listed below. If the plan includes changes that do not comply with the guidelines, submittal to the ARB is required.

Guidelines

1. The Front Yard is defined as that portion of the yard which is in front of an entryway fence or gate or side yard fence or gate and which is viewable from a public street.
2. The root system of ground cover, bushes, and trees must not encroach at maturity on any neighbor's yard or disturb foundations, walls, or sidewalks.
3. Sprinklers must be placed so they do not spray adjacent properties or public sidewalks.
4. The use of synthetic grass or other synthetic plant material is prohibited.
5. No more than 25% of the surface area of the front yard may be used for rock beds of any kind unless approved by the ARB.
6. Additional hardscaping is standard gray concrete with standard finish treatments such as broom finish, salt finish, exposed aggregate are acceptable. Colored concrete, stampcrete, brick, rock, and tile finishes are prohibited unless they are approved by the ARB.

7. Send all of the information noted above to Avalon Village Homeowners Association to this email address: avhoaquestions@gmail.com
8. The ARB will evaluate all complete applications within 15 days of submittal and will indicate its approval, approval with conditions or denial. One set of construction plans will be sent back to the applicant and one set will be retained for ARB records.
9. The ARB will record the decision as follows:
 - a. Approved: A copy of the request form and an approval report or a copy of the plans stamped and signed by the ARB will be returned to the applicant. All use restrictions contained in the DC&R's shall be in full force and effect and shall control the construction activities of the homeowner.
 - b. Approval with Conditions: A copy of the request form and approval report or a copy of the plans stamped and signed by the ARB will be returned to the applicant. The plans will obtain ARB changes or stipulations that shall become a part of the plans and shall represent conditions of approval to be satisfied by the applicant. All use restrictions contained in the DC&R's shall be in full force and effect and shall control the construction activities of the homeowner.
 - c. Denied: If the application is denied, the applicant will be advised of the reason for the ARB's decision and, if appropriate, will be provided with information or direction needed to receive ARB approval.
10. Send all of the information noted above to Avalon Village Homeowners Association at the following email address: avhoaquestlons@gmail.com
11. Upon construction competition, the homeowner shall within 10 days notify the ARB with the "Notice of Competition" form which has been attach for your use (See Exhibit "D").
12. Upon the receipt of the "Notice of Completion" the ARB will conduct a site observation for plan conformance and will schedule within 30 days of said notice.
13. The ARB shall have the right to review the improvements to confirm that they have been completed and are in conformance with the plans, all ARB approvals and conditions of approval.
14. If the follow site review, the ARB deems the improvements have been installed as approved, a Notice of Conformance will be sent to the homeowner. If following the site review, the ARB deems the improvements have not satisfactorily complied with the approval plans, then the ARB will respond to the homeowner in the following way:
 - a. Denial: The ARB will send a Notice of Noncompliance to the homeowner with a request to remedy the noncompliance. This notice will be sent within 30 days after the site review and will specify the particulars of noncompliance. Once the non-compliance is remedied by the applicant, the ARB will review the work again and respond accordingly.
15. Following site review, review and conformance report results will be maintained in the Architectural Modification Log by the ARB. This log is part of the Homeowners Association documents and is available to all HOA member upon request.

FAILURE TO INCLUDE ALL OF THE INFORMATION REQUESTED WILL CONSTITUTE AN INCOMPLETE APPLICATION. THE APPLICATION WILL BE STAMPED INCOMPLETE AND RETURNED TO THE HOMEOWNER FOR COMPLETION PRIOR TO ARB REVIEW.

2. Front yard fencing is not allowed unless approved by the ARB.
3. Side yard fences may not extend past the adjacent front face of the dwelling unit and may be extended only for the purpose of construction a single side entry gate. In no case shall fencing extend into the City required setbacks.
4. No electrified fences are allowed in the front yard.
5. The following are not acceptable front yard fence and wall materials:
 - a. Galvanized chain link and vinyl covered chain link.
 - b. Aluminum or sheet metal.
 - c. Chicken wire, barbed wire, or wire mesh.
 - d. Plastic webbing, reed, bamboo, or straw-like materials.
 - e. Corrugated or flat plastic sheets or panels.

Patio Covers and Trellises

Submittal Requirements

1. Any patio cover or trellis that does not conform to all of the following guidelines must be submitted to the ARB.
2. Any patio cover or trellis that is larger than 15 feet in width and/or 15 feet in depth must be approved by the ARB.

Guidelines

1. Patio covers, and trellises shall be of wood or prefabricated metal construction only unless otherwise approved by the ARB.
2. The following materials are not acceptable for patio covers and trellises and are not all inclusive:
 - a. Plastic
 - b. Fiberglass
 - c. Plastic webbing, split bamboo, reed, or straw-like materials
3. Patio covers and/or trellises must comply with all applicable setback requirements as set forth in the City of Eugene Municipal Code.
4. Patio covers, and trellises must be a complimentary color the exterior paint of the home or stained a natural wood color.

Balconies

Submittal Requirements

1. All balconies must be approved by the ARB.

Guidelines

1. Balconies must be made of wood that matches the existing material and color of the dwelling unit.

2. Front yard fencing is not allowed unless approved by the ARB.
3. Side yard fences may not extend past the adjacent front face of the dwelling unit and may be extended only for the purpose of construction a single side entry gate. In no case shall fencing extend into the City required setbacks.
4. No electrified fences are allowed in the front yard.
5. The following are not acceptable front yard fence and wall materials:
 - a. Galvanized chain link and vinyl covered chain link.
 - b. Aluminum or sheet metal.
 - c. Chicken wire, barbed wire, or wire mesh.
 - d. Plastic webbing, reed, bamboo, or straw-like materials.
 - e. Corrugated or flat plastic sheets or panels.

Patio Covers and Trellises

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 - a. Plastic
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Balconies

Submittal Requirements

1. All balconies must be approved by the ARB.

Guidelines

1. Balconies must be made of wood that matches the existing material and color of the dwelling unit.

2. No structure may be erected, constructed, or maintained whether permanent or temporary within any building restricted easement without proper approval from the City of Eugene Planning Department.

Exterior Paint

Submittal Requirements

1. Any proposed paint must be approved by the ARB and current color palette choices must be submitted prior to paint application. Color palette can be found at avalonvillagehoa.com

Guidelines

1. Paint colors and or schemes must not be similar to any adjacent neighbor.
2. Pastel, bright, and fluorescent colors are prohibited.
3. Colors should be representative of the architectural style of the neighborhood. All paint must be chosen from the 2017-2018 exterior paint color palette.
4. Homeowners should paint their home per industry standard, every ten years.

Permanent Barbeques

Submittal Requirements

1. Permanent barbeques need not be submitted for ARB approval provided that they conform to the following guidelines.

Guidelines

1. Permanent barbeques shall not be located in the front yard
2. No structure may be erected, constructed, or maintained whether permanent or temporary within any building restricted easement without proper approval from the City of Eugene Planning Department.

Dog Houses

Submittal Requirements

1. Doghouses need not be submitted for ARB approval provided that they conform to the following guidelines.

Guidelines

1. Doghouses shall not be located in the front yard.
2. No structure may be erected, constructed, or maintained whether permanent or temporary within any building restricted easement without proper approval from the City of Eugene Planning Department.

Gutters and Downspouts

Submittal Requirements

ARB Residential Guidelines

1. Gutters and downspouts must be primed and painted to match existing adjacent surface color.
2. Run-off from gutters and downspouts must not drain onto common area landscaping or another lot and must be directed toward the street.

Flags and Flag Poles

Submittal Requirements

1. Flags need not be submitted for ARB approval provided that they conform to the following guidelines.

Guidelines

1. Homeowners may display a single flag of a reasonable size mounted from the exterior wall below the fascia of the dwelling unit. Any other flag location must be reviewed by the **ARB**.

Exterior Lighting

Submittal Requirements

1. Exterior lighting need not be submitted for ARB approval provided that they conform to the following guidelines.

Guidelines

1. Exterior lighting is to be directed onto the applicant's property and shall be adjusted or screened to prevent light from falling onto adjacent properties.
2. Open or uncovered floodlights or other uncovered lights are not permitted.
3. Exterior lights must be housed in fixtures.
4. Exterior lighting must be consistent with the style and color of the dwelling unit.

Room Additions

Submittal Requirements

1. All exterior room or other home additions must be submitted to the ARB for approval.

Guidelines

1. Architectural style shall be compatible with that existing.
2. Additional rooms shall be compatible in scale, materials, color, and style with existing structure.
3. To the extent possible the location of proposed additions shall not materially impair the view or sunlight of adjacent properties.
4. Roof colors and material must match the existing dwelling. The pitch, scale, and form must be complimentary to the existing dwelling.

5. No addition shall exceed the roof height of the existing structure except for chimneys or second story addition on a single-story house.
6. Windows, window groupings and doorways shall integrate with existing exterior openings.
7. Excess debris shall be removed from the site or properly contained on a daily basis.
8. Work shall be performed so as to minimize noise, dust and disruption of neighbors.
9. No structure may be erected, constructed, or maintained whether permanent or temporary within any building restricted easement without proper approval from the City of Eugene Planning Department.
10. Construction shall be from 7am to 7pm only.
11. All workers must comply with the Architectural Review Board Rules and Regulations.

Swimming Pools and Spas

Submittal Requirements

1. Pools and spas need not be submitted for ARB approval provided that they conform to the following guidelines.
2. Portable or above ground spas are permitted if they comply with the following guidelines.

Guidelines:

1. Permanent about ground pools are not allowed if the height of the pool exceeds 4 feet.
2. Pool/Spa equipment must be enclosed so as to screen the noise and view disturbances from adjacent properties. Fencing must be maintained.
3. Plumbing lines a spa or pool must be completely concealed or installed underground.
4. Drain lines must not drain onto adjacent properties or common area properties.
5. Homeowners must obtain certification and approval from a licensed soils engineering professional prior to constructing pools
6. No structure may be erected, constructed or maintained whether permanent or temporary within any building restricted easement without proper approval from the City of Eugene Planning Department.
7. Installation of a pool must comply with County Health Department Requirement.

Sheds and Freestanding Structures

Submittal Requirements

Sheds and/or freestanding structures must be submitted for ARB approval prior to being constructed or erected, only if the structure will be visible from the street. If the structure will be visible from the street; the following guidelines must be followed.

Guidelines

1. The color of the shed shall match the color of the dwelling unit.
2. Sheds must be located behind the backyard fence line.
3. Prefabricated metal or aluminum sheds are subject to approval by the ARB.
4. Sheds are limited to one per lot and must not be larger than 120 square feet. Roof height must be such that the shed roof would not be higher than would be of complimentary pitch to the roof of the original dwelling.
5. No structure may be erected, constructed, or maintained whether permanent or temporary within any building restricted easement without proper approval from the City of Eugene Planning Department.

Basketball Hoops

Submittal Requirements

1. Basketball hoops that are portable and are not attached to real property are allowed and need not be submitted for ARB approval. Portable basketball hoops must be screened from public view when not in use.
2. Basketball hoops that are attached to real property are allowed and need not be submitted for ARB approval provided that they conform to the following guidelines.

Guidelines

1. Backboards must be no larger than 39" high and 54" wide and must be mounted to the house or centered above the garage.
2. Backboards may be clear Lucite or comparable material, or wood painted white or painted to match the dwelling unit color. Backboards are to be painted as often as necessary to maintain color. Bright, Fluorescent, and pastel colored backboards are prohibited.
3. Hoops must be of standard size with a rope net. Metal or chain nets are prohibited. The net must be kept in repair at all times.
4. No basketball hoops will be allowed anywhere in the Isles.

Screen Doors

Submittal Requirements

1. Screen doors need not be submitted or ARB approval provided that they comply with all of the following guidelines. Screen doors that do not comply with all of the following guidelines must be submitted to the ARB for approval.

Guidelines:

1. All screen doors must be installed within the existing door jam.
2. Screen doors must be of high quality construction.
3. Wire mesh screen doors are prohibited.
4. Screen doors must be kept in a maintain condition.

Window Tinting/Shading/Blinds

Submittal Requirements

1. Window tinting, shading, and blinds need not be submitted for ARB approval provided that they comply with all of the following guidelines.

Guidelines

1. Windows may be tinted provided that no reflective materials be used to create a mirror effect from the outside.
2. No temporary materials such as paper or foil shall be used for shading purposes.

Play structures

Submittal Requirements

1. Play structures need not be submitted to the ARB for approval provided they comply with the following guidelines

Guidelines

1. Play structures shall not be located in the front yard.
2. Play structures shall extend no more that 3 feet above the top of the fence.

Regulation of Animals:

Guidelines:

1. NO dogs shall be off leash in Avalon Village.
2. Homeowners are required to clean up dog waste.

Storage of Trash and Recycling Containers:

Trash and Recycling containers must be stored in the homeowner's garage or backyard. No garbage cans may be placed in common areas or on the side of homes. Trash and recycling container(s) must be brought up from the curb on the evening of your perspective 'Trash Day'.

Other Issues

All possible architectural characteristics have not been covered in these design guidelines. These design guidelines are subject to change, and further restrictions may be imposed at a later date. Please refer to the DC&R's on any issues not covered in this document (Ex: Satellite dishes, antennas, solar panels, etc.).

Have questions? Go to www.avalonvillagehoa.com / or avhoaquestions@gmail.com

Architectural and Landscaping Improvement Request

Please complete and include Exhibit A, Exhibit B, Exhibit C, & Exhibit D, along with two (2) sets of your proposed improvement plans to:

Homeowner Name: _____

Address: _____

Daytime Phone: _____

Evening Phone: _____

Lot#: _____

Date: _____ Proposed Start Date: _____

Anticipated Completion Date: _____

Name of Contractor (if Applicable): _____

Contractors License#: _____

Homeowner's Signature: _____

Please include the following with your request:

1. Description of Improvement / Landscaping
2. Location of improvement to unit and dimensions
3. Complete dimensions of proposed improvement
4. Measurements of improvement in relationship to unit and neighboring unit(s)
5. Description of materials and color scheme
6. Two (2) sets of plans with signatures from adjacent and facing neighbors
7. Signed copy of Conditions for Approval and Disclaimer attachment
8. Signed copy of ^C conditions for Approval and Disclaimer attachment _____

Architectural Review Board: _____ Date: _____

Approval

Approved with the following conditions:

Denied

*This approval consists of Exhibit A, Exhibit B, Exhibit C, & Exhibit D

Exhibit "A"

Conditions of Approval and Disclaimer

Unless specifically agreed otherwise in writing by the Board of Directors, approval of the submitted plans is expressly conditioned upon the owner agreeing to assume the cost for any additional maintenance directly or indirectly caused by the proposed modification(s), addition(s), or improvement(s).

During the approval process, the ARB may require that its architect, landscape consultant, attorney, contractor, etc., review the proposed plans. **SUCH REVIEW(S) ARE VERY LIMITED IN SCOPE AND MAY NOT BE RELIED UPON BY THE OWNER TO ENSURE CORRECTIVES OF PLANS FROM EITHER A LEGAL, ARCHITECTURAL, STRUCTURAL, ENGINEERING, LANDSCAPING, ETC., STANDPOINT.**

The applicant **FURTHER AGREES AND REPRESENTS** that, as a condition of submittal, they have independently reviewed and confirmed that the proposed plans are correct from a legal, structural, architectural, engineering, and/or landscaping standpoint and will not in any way, other than that which has been disclosed in the application, negatively impact the Association or cause damage or additional maintenance to the publicly maintained land or property.

The applicant **FURTHER AGREES AND REPRESENTS** that the application has complied with all applicable Federal, State, County, and City laws and ordinances and has obtained all necessary permits in the connection with the proposed plans. Applicant further agrees to send copies of all permits to the ARB prior to the actual implementation of the proposed plans.

PLEASE NOTE THAT APPROVAL OF THE PROPOSED PLANS BY THE ASSOCIATION DOES NOT CHANGE OR ABROGATE THE APPLICANT'S OBLIGATION TO OBTAIN ALL NECESSARY PERMITS AND/OR COMPLY WITH ALL APPLICABLE GOVERNMENT REGULATIONS.

Dated: _____ Accepted By _____

Applicant's Name

Exhibit "B,

Facing and Adjacent Neighbor Statement

Applicants T's Name: _____

Address: _____

Phone#: _____

This is intended to advise your neighbors who own property adjacent to your lot/property line of the improvements you plan to make. This includes side, rear, and the possibility of front, or across-the-street neighbors. Have each of your neighbors sign the plans and on the corresponding spaces, in accordance with the diagram below.

NOTE: Neighbors A & B must sign all applications. If the improvement is in your backyard, neighbors C, D, and E must also sign. If the improvement is in the front yard, neighbors F, G, and H must also sign. If no neighbors exist, or there is a vacant lot, please specify "No Neighbors" or "Vacant Lot" or "Not Applicable (NA)". Failure to have this section completed will delay your application.

C	D	E
A	Your Home	6
<i>Your Street</i>		
F	G	H

Attention Neighbors: If you don't agree with the improvement, please feel free to circle "NO". You will be requested to attend a hearing with the Architectural Review Board to express your concerns. Failure to attend will constitute your consent.

Architectural Review Board: _____ Date: _____

Inspection Approved

Inspection Approved with the following conditions: _____

Disapproved, due to the following conditions: _____

Neighbor	Print Name and <i>Address</i>	Agree?	Signature	Lot#
A		Yes No		
B		Yes No		
C		Yes No		
D		Yes No		
E		Yes No		
F		Yes No		
G		Yes No		
H		Yes No		

Exhibit "C"

Notice of Completion

Upon completion of improvements mail to:



AVALON VILLAGE HOMEOWNERS ASSOCIATION
PO Box 22023, Eugene, OR 97402

Notice is hereby given that the undersigned is the Owner of the property located at:

Address: _____

City: _____ Zip: _____

The work of Improvement on the described property was completed on:

Owner's Signature: _____ Lot #: _____

Owner's Signature _____ Dated: _____

Exhibit "D"

Formal Complaint for DC&R's, Rules, Policies,
and/or Guidelines Violation

Date: _____

I. Person Making Report

Name: _____

Address: _____

Phone: _____

11. Description of Violation
(Fill in as completely as possible)

Date: _____ Time: _____

Location: _____

Description of Violation

111. Violator Information

Name: _____

Address: _____

IV. Witness

Name: _____

Address: _____

Phone: _____



5.240 Prohibited Parking - Off-Street Facilities.

(1) Except to momentarily pick up or discharge a passenger, no person shall stand or park a vehicle on private or public property in a marked emergency vehicle lane.

(2) This subsection does not apply to property within the public way or to an emergency vehicle parked while its operator performs official duties. Except to momentarily pick up or discharge a passenger, or except with permission of the owner or person in lawful possession of the premises, no person shall stand or park a vehicle or allow a vehicle to stand or park in a manner or location that impedes the orderly movement of vehicle or pedestrian traffic on such premises.

(3) Except for an emergency vehicle parked while its operator performs official duties, no person shall park a vehicle in a parking facility in violation of signs posted as provided in section 5.540(1) of this code which have been approved under subsections 5.540(2) or 5.540(3) of this code and contain additional words that unauthorized vehicles may be cited for violation of this subsection.

(Section ~~5.240~~ added by Ordinance No. 19242, enacted April 23, 1984, effective June 22, 1984.)

5.255 Leaving Unattended Vehicle. No operator or person in charge of a vehicle shall park it or allow it to be parked on a street, on other premises open to the public, or on a new or used car lot without first stopping the engine, locking the ignition, removing the ignition key from the vehicle and effectively setting the brake. If the vehicle is attended, the ignition key need not be removed.

(Section 5.255 amended by Ordinance No. 17690, enacted June 28, 1976 and Ordinance No. 18937, enacted March 8, 1982.)

Vehicle Impoundment Procedures

5.693 Impoundment – Owner's Responsibility. The owner of a vehicle shall be responsible for the cost of towing and storage of the vehicle impounded plus the costs of notice and sale as provided in sections 5.693 to 5.980.

(Section 5.693 added by Ordinance No. 18937, enacted March 8, 1982.)



AVALON VILLAGE HOMEOWNER'S ASSOCIATION
PO BOX 22023
EUGENE, OR 97402

August 28, 2018

Additions to Residential Design Guidelines:

Your board voted on the following resolutions to be added to the Residential Design Guidelines. Please add this page to the packet you received dated: 6/30/18. These changes can also be found in the Residential Design Guidelines or at avalonvillagehoa.com website.

Play Structures:

Guidelines:

#3: No Play Structures shall be allowed and/or located in common areas.

Regulation of Animals:

Guidelines

#3: No unattended barking dogs day or night will be allowed.

Other Issues:

Noise:

AVHOA defers to City Code per DC&R's

4.080 Noise Disturbance - Prohibited.

(1) For purposes of this section, and sections 4.081, 4.083 and 4.084 of this code:

(a) Noise disturbance means any sound which: Eugene Code

4-7 8/31/2018