



The Reserve at Heceta Lake, PO Box 84, Florence OR 97439  
Email: [thereserveatheceta@gmail.com](mailto:thereserveatheceta@gmail.com) Website: <http://reservehecetalake.org>

**Architectural and Development Guidelines and Community Wide Standards for Development and Construction  
(Refer to CC&Rs Articles XI and XII for specific requirements)**

Owner(s): \_\_\_\_\_ Lot #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Cell # \_\_\_\_\_

Email: \_\_\_\_\_

Include a cover letter requesting ARC review for building and lot preparation. Lot alterations may require an engineering stabilization plan.

Include a plot plan showing (8.5"x11" ok): house and garage footprint, driveway and septic system area. Plot plan should include measurements from the property lines.

The house and garage setback in the front is 20 ft. from the front property line. Corner lots will have 20 ft. setbacks along the street frontages (CC&R 1.11 - community wide standard).

No fence erected in the front may be closer than 20 ft. from the front property line (not street pavement edge).

Include a house plan elevation drawing for the front, rear and sides (a 3D rendition is appreciated for the ARC review).

Please review CC&R 11.14.4 for approved siding material and 11.14.7 for approved roofing material (composition shingles must be a minimum of 35 yr. material).

ARC approval must be given before any of the following are installed: heat pumps, propane tanks, fencing and storage buildings.

It is the owner's responsibility to make sure: their contractors maintain the work site, keep the roads clean from debris off their construction site, make sure ground cover is placed to prevent blowing sand and water run off is drained correctly.

Restoring drain rock along the property road frontage will be the owner's responsibility.

Please review CC&R 11.1 through 11.14.10, pages 39-45 for ARC guideline requirements.

Please review and understand your CC&Rs. See website for a copy of CC&Rs and Bylaws. A sample packet is attached.

Owner(s) Signature(s):

\_\_\_\_\_

Date Submitted: \_\_\_\_\_

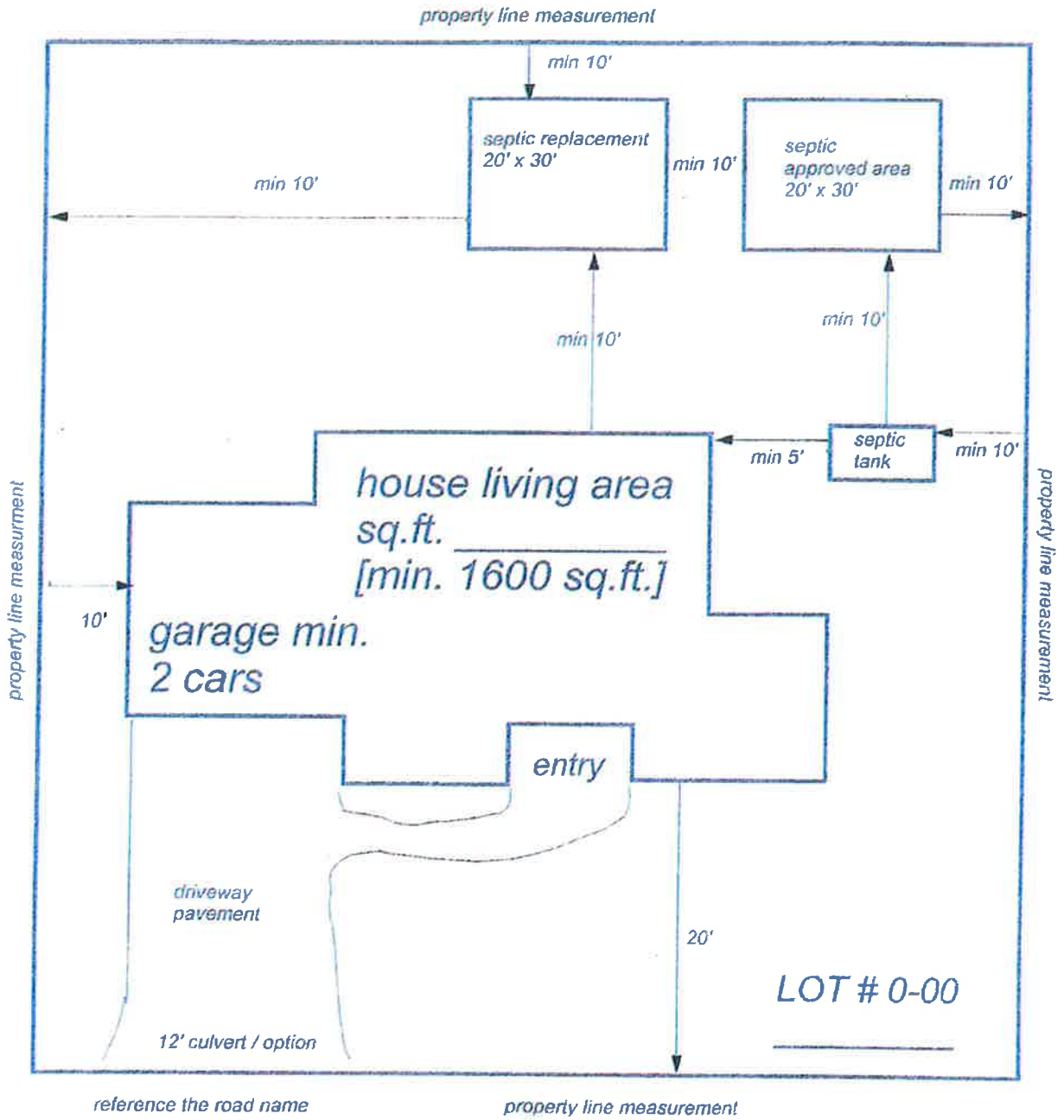
rev 12/28/20

# THE RESERVE

Private Subdivision

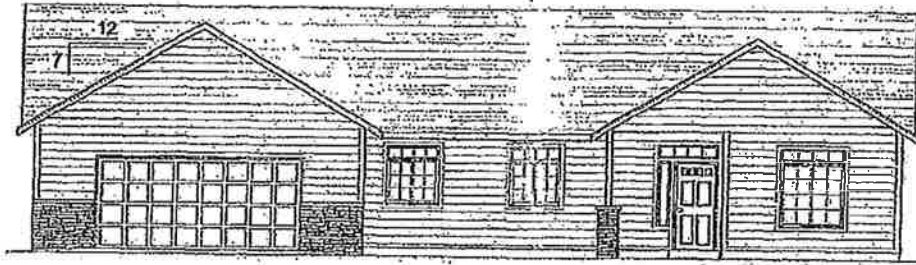
## PLOT PLAN EXAMPLE

(not to scale)

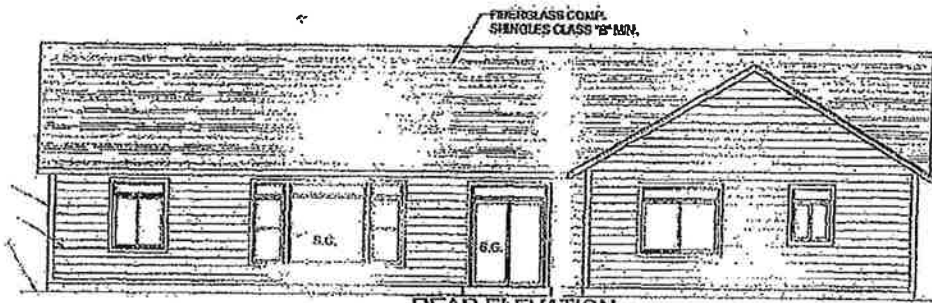


# THE RESERVE

## Example Elevation Drawings



FRONT ELEVATION



REAR ELEVATION

1/8" = 1'-0"



LEFT ELEVATION



RIGHT ELEVATION