

# Living In Somerset Hills VIII

## Homeowners Guide To The Somerset Hills VIII Common Area

A unique part of our community is the Somerset Hills VIII Common Area. The Common Area wraps our properties with a natural and native environment of trees, plants, and wildlife. It provides separation and privacy for home owners without the use of walls or fences.

## What is the Common Area?

The Common Area is property that surrounds our individually owned properties. It includes our private roads and paved trails. The Common Area is not public property - it isn't open to the public in the way that city/county/state parks are open to the public. It may not be fenced or posted. It is owned by the Somerset Hills VIII Homeowners Association (HOA).

## Are HOA Members "Owners" Of The Common Area?

The short answer is no.

The Common Area that surrounds our homes is private property that is owned by a corporation - the SOMERSET HILLS VIII HOMEOWNER'S ASSOCIATION. Members of the HOA are not the owners of the HOA or its Common Area.

## What Is The Common Area For?

Use of the Common Area is authorized through the HOA Covenants, Conditions, and Restrictions (CCRs). In short, the Common Area is for the use and enjoyment of the HOA members.

The spirit of the Common area is to provide natural and native space, separation, and privacy among the homes in the community. Trails are provided for walking. The native landscape and the restriction of fences facilitates wildlife in our community.


Pets are a part of our community. City of Eugene leash and scoop laws apply. Clean up after your dog.

## Who Maintains The Common Area?

The CCRs specify that the Board Of Directors is responsible for maintenance of the Common Area. Common Area maintenance is accomplished through a combination of paid professional services and voluntary activity by members.








## Voluntary Maintenance: Do's, Ask, And Don't

The HOA has been able to keep membership fees low by allowing some voluntary maintenance of the Common Area by members. It is important that when HOA members undertake any maintenance activity on Common Area they follow some guidelines. Homeowners should use care and remember that the intent is for the Common Area to be maintained in a "natural and native" state.

 To keep the "natural and native" status of the Common Area, the HOA does not regularly remove leaves, small fallen limbs, dead plants and other natural waste materials that have naturally fallen in the Common Area. Members may choose to remove some of this 'already down' material that has fallen near their property. If not removing falling leaves and limbs from the Common

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Area, 'play 'em where they lay' - don't push them away from your property and towards a neighbor's property.

-  Ask for permission from the HOA before cutting trees, limbs, or plants in the Common Area near your property.
-  You may remove any new, emerging blackberry plants from the Common Area near your property by digging up the plant and roots - not via poisons. The HOA will manage the large, existing blackberry areas.
-  Ask before planting anything in the common area. Hardy, low maintenance, native planting with HOA permission is encouraged.
-  If you have dead, damaged, or overhanging Common Area tree branches that need attention, you may wish to contact the HOA to take action on your behalf.
-  Do not dump trash or yard waste in the Common Area.
-  Do not use poisons, weed killers, pesticides or other toxic materials in the Common Area. These materials can impact both plant and wildlife.
-  Building a structure in or partially within the Common Area is not allowed. Special variances may be granted in exceptional cases.

The Somerset Hills VIII By Laws and CCRs are the documents that govern the Common Area and the rights of HOA Members. This guide is for informational purposes only and does not alter or supersede the By Laws or CCRs.