

Living In Somerset Hills VIII

Somerset Hills VIII is a unique community nestled among the hills above Eugene. Our wildlife, views, soaring trees, streams, paved trails, bold home designs, and a native-and-natural shared Common Area adds value to our lives and to our homes.

Yes. We're Different

Homes here are located on circular lots that are enveloped by a shared Common Area. The Common Area is private land that is owned and maintained by the Somerset Hills VIII Homeowners Association (HOA). It hosts trees, plants, streams, trails, and wildlife in a natural environment. Our roads are privately owned as well.

Protecting Your Investment

Changes to home exteriors are carefully screened and HOA approved. The HOA owns and maintains our private roads.

What Does It Cost?

There is a very strict limit on how much the fee could increase from year-to-year.

Privacy

Plants and trees in the Common Area provide a portion of the privacy between homes. Homeowners can add window treatments, window tinting, plants, and (HOA approved) privacy panels to increase seclusion. Traditional privacy fences or dense border hedges are not our style. They restrict the movement of wildlife and limit their access to cover and feed.

My Pets?

Our open spaces and trails can enhance your pet's lives with lots of room to roam and things to sniff. The City of Eugene leash and scoop laws apply. Traditional border fences restrict the movement of wildlife through our neighborhood, so invisible fences are an approach to keeping your pets on your property.

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 information purposes and does not alter or supersede the By Laws or CCRs.