

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

Division of Chief Deputy Clerk  
Lane County Deeds and Records

2003-123528



\$451.00

00531835200301235280868863

12/30/2003 11:40:03 AM

RPR-REST Cnt=1 Stn=1 CASHIER 05

\$430.00 \$10.00 \$11.00

DECLARATION OF BRAEWOOD WEST 1ST ADDITION

PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: Arthur C. Piculell, Jr. and Dee W. Piculell, hereinafter called the "Declarants," do hereby declare as follows:

WHEREAS, Declarants are the Owner of the real property in Lane County, Oregon, known as Braewood West 1st Addition (the "Property") the same appears in the Plat recorded in Reception No. 2003-123528 of Plat records of Lane County.

WHEREAS, Declarants desire to declare of public record their intention to create certain protective covenants, conditions and restrictions (CC&Rs) in order to effectuate a general scheme of development creating benefits and obligations for the owners of said Property and to guide development upon each lot so that it complies with the requirements of the approved Braewood Hills Third Addition P.U.D., of which the Property is a part.

NOW, THEREFORE, Declarants hereby declare that all of the Property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of the real property which shall run with the land and shall insure to the benefit of each owner thereof. These easements and CC&Rs shall be binding on all parties having any right, title or interest in the described Property or any parts thereof, their heirs, successors and assigns.

ARTICLE I

RESIDENTIAL COVENANTS

1. LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes. All structures must be located within the Discretionary Zone as shown on the approved Braewood Hills Third Addition P.U.D. plans (Braewood West 1st Addition Individual Lot Diagram). No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) single-family dwelling not to exceed thirty (30) feet in height and a private garage for not less than two (2) cars, and one accessory residential dwelling with and an off street parking space for

After Recording Return To  
Lane County Surveyors

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

one (1) car provided the location of such structure is in conformity with the applicable municipal regulations, and is compatible in design and decoration with the residence constructed on such lot, and has been approved by the Architectural Control Committee. The foregoing provision shall not exclude construction of a private greenhouse, storage unit, private swimming pool or a shelter or port for the protection of such swimming pool, provided the location of such structures is in conformity with the applicable municipal regulations, and is compatible in design and decoration with the residence constructed on such lot, and has been approved by the Architectural Control Committee. The provisions of this Section shall not be deemed to prohibit the right of any licensed builder to construct a residence on any lot, to store construction materials and equipment on said lots in the normal course of construction and to use any single-family residence as a home. Use of lots must comply with the approved Braewood Hills Third Addition P.U.D. plans filed of record with Lane County and on file at the City of Eugene.

2. DWELLING SIZE/SETBACKS

The minimum area of any one-story dwelling within this subdivision shall be a) 1,800 square feet on Lots up to 10,000 sq. ft. in area, b) 2,000 sq. ft. on Lots 10,000 sq. ft. and over in area and the minimum area of any two-story dwelling within this subdivision shall be 2,200 square feet. The maximum area of an accessory residential dwelling shall be eight hundred (800) square feet. These minimums and maximums are exclusive of garages and open porches. The area of the accessory residential dwelling shall not be included in the home area for the purposes of achieving the minimum area required by these CC&Rs. Minimum setbacks from streets/property lines shall be as follows: Front yard – eighteen (18) feet; interior side yard – five (5) feet; corner lot side yard – P.U.E plus five (5) feet; rear yard – ten (10) feet.

3. EASEMENTS

Easements as shown on the subdivision plat shall be preserved by the respective lot owners. Site improvements shall not be placed so as to interfere with the maintenance or repair of any easement or make maintenance or repair significantly more difficult or expensive. The owner of any lot which has an easement shall maintain the easement area at his or her expense except for improvements for which a public authority or utility is responsible. Lots 56, 58, 59, 60, 62, 63, 81 and 82, are encumbered by storm drainage and maintenance easements (the "Easements"). The owners of these lots along with the other benefiting property owners shall be responsible for maintaining the private utility within the easement area on a proportional use basis (equal maintenance cost responsibility for each benefiting Lot) as set forth in the recorded Storm Sewer Maintenance Agreement. In the event the private utility within the easement requires maintenance and repair, the easement area shall thereafter be returned to its pre-maintenance and repair condition. In the event the private utility within the easement is damaged by the actions of any one owner, that owner shall be fully responsible for immediately repairing and restoring the private utility and surface area within the easement to its original condition.

4. **OFFENSIVE ACTIVITIES**

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done, grown or placed upon any lot, which interferes with or jeopardizes the enjoyment of other lot owners within this subdivision. Each lot shall be maintained so that grass does not exceed six inches (6") in length.

5. **ANIMALS**

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that a reasonable number (not to exceed three [3] dogs, cats or other household pets) may be kept provided that they are not kept, bred or maintained for commercial purposes and are reasonably controlled so as not to be a nuisance and to conform with City Code.

6. **SIGNS**

No signs shall be erected or maintained on any lot (excluding any Braewood entry sign(s)) except that not more than one "FOR SALE" or "FOR RENT" sign placed by the owners, Declarants or by a licensed real estate agent, not exceeding twenty-four (24) inches high and thirty-six (36) inches long, may be temporarily displayed on any lot. This restriction shall not prohibit the temporary placement of "political" signs on any lot by Owner or appointees provided the same shall not be a violation of the controlling governmental sign ordinance.

7. **PARKING**

Parking of boats, trailers, motor homes, motorcycles, trucks, truck-campers and like equipment shall not be allowed on any part of the property nor on public street adjacent thereto excepting only within the confines of an enclosed garage or behind a sight obscuring fence of approved design. Each dwelling must have off-street parking spaces for at least four vehicles. Garage bays may be counted for the purposes of meeting this requirement. No vehicle parking on Lots is allowed unless in areas planned and constructed as parking areas and approved by the Architectural Control Committee.

8. **VEHICLES IN DISREPAIR**

No lot owner shall permit any vehicle that is in an extreme state of disrepair to be abandoned or to remain parked upon any lot or on any street for a period in excess of forty-eight (48) hours. A vehicle shall be deemed to be in an "extreme state of disrepair" when due to its continued inoperability or significant damage it offends the occupants of the neighborhood.

**9. RUBBISH AND TRASH**

No lot shall be used as a dumping ground for trash or rubbish of any kind. All garbage and other waste shall be kept in appropriate sanitary containers for proper disposal and out of public view. Yard rakings and dirt resulting from landscaping work shall not be dumped onto streets, sidewalks or on any lots.

**10. TEMPORARY STRUCTURES, VEHICLES**

No structure of a temporary character or vehicle, trailer, motor home, basement, tent, shack, garage, barn or other outbuilding shall be used, placed or remain on any lot at any time as a residence.

**11. UTILITIES**

No outdoor overhead wire or service drop for the distribution of electric energy or for telecommunication purposes, nor any pole, tower or other structure supporting said overhead wire shall be erected, placed or maintained within this subdivision. All owners of lots within this subdivision, their heirs, successors and assigns shall use underground wires to connect their premises and the structures built thereon to the underground electric, TV cable or telephone utility facilities provided. All sewer and storm sewer pipes from the structure to the underground main lines in public utility easements shall be buried. The exception to the above provision is "digital satellite systems", which will be permitted. The dish may not exceed twenty-five inches (25") in diameter, shall be installed in a manner that is not visible from the street(s).

**12. COMPLETION OF CONSTRUCTION**

The construction of any building on any lot, including painting and all exterior finish, shall be completed within eight (8) months from the beginning of construction so as to present a finished appearance when viewed from any angle. In the event of undue hardship due to weather conditions, this provision may be extended for a reasonable length of time upon written approval from the Architectural Control Committee.

**13. MAINTENANCE DURING CONSTRUCTION**

During construction, the lot owner shall be responsible for keeping all streets and sidewalks in a neat and clean condition, and shall not allow any dangerous conditions left unattended on his or her property. ALL MATERIALS, DUMP BOXES, EQUIPMENT, TRAILERS, AND CONSTRUCTION FACILITIES SHALL BE KEPT OFF ALL STREETS DURING CONSTRUCTION TO ALLOW CONTINUOUS CLEANING AND MAINTENANCE OF STREETS.

permitted) or other materials and design approved by the Architectural Committee. All wood fencing shall be treated with natural preservatives in a natural color. Vinyl-clad fencing shall be dark green or black. The location of any fences or hedges erected shall be along the rear lot line and/or along the side lot lines, but said fence or hedge may not be placed forward of the front setback line for the residence. No fence, hedge or wall shall be erected without prior written approval of the Architectural Control Committee.

#### **18. ANTENNAS AND SERVICE FACILITIES**

Clotheslines, antennas and other service equipment shall be screened so as not to be viewed from any street and shall be set back from adjoining property lines at least twenty (20) feet.

#### **19. EXTERIOR MATERIALS**

Exterior materials must be new and approved for use by the Architectural Control Committee, and in accordance with the provisions appearing in the Contract for purchase of lots in this subdivision. All structure elevations shall be of double-wall construction and all structures shall be constructed entirely on site, excepting exterior wall panels which may be framed and sided off-site. **ROOFING:** Roofing materials must be cedar shingle, cedar shake, tile or dimensional single, or Architectural 80 fiberglass shingles (no 3-tab roofing materials allowed) that meet or exceed the following criteria: (A) 3-ply or greater shingle construction. (B) Minimum manufacturer's warranty of 40 years. (C) Minimum weight of 400 U.S. pounds per square (100 square feet). (D) Class A fire and wind rating from Underwriters Laboratories Inc. (UL). In appropriate circumstances, other material and design in keeping with the quality and character of Braewood will be allowed, subject to approval by the Architectural Control Committee. **SIDING:** The exterior siding material shall be beveled-cedar, stone, brick, stucco or Hardiboard or other wood or cementitious, fiber board -type manufactured lap siding specifically approved by the Architectural Control Committee. T-111 plywood or other pressed wood sheet siding shall not be permitted. **WINDOWS:** Windows shall be painted wood or approved vinyl-clad. Exterior doors and garage doors can be either wood, vinyl-clad wood or metal construction. Garage doors can be either wood, or metal construction. In appropriate circumstances the Architectural Control Committee can approve other materials, keeping with the quality character of Braewood West. **ACCENT MATERIAL:** Each home shall have visible to the street a minimum of two-hundred (200) square feet of brick, stone or other quality weather-resistant accent veneer or trim product approved by the Architectural Control Committee.

#### **20. EXTERIOR FINISH**

The exterior finish of all construction on any lot shall be designed, built and maintained in such a manner as to blend in with the existing structures and landscaping within this subdivision and the surrounding area. The Architectural Control Committee in accordance with Article II must approve exterior colors. Exterior trim, fences, doors, railings, decks, eaves, gutters and exterior finish on garages and other accessory buildings

shall be designed and built to be compatible with the exterior of the structures they adjoin. Newspaper receptacles, and mailboxes, if individual boxes are allowed by the U.S. Postal Service, placed in front of any lot shall be included in a single structure of a design approved by the Architectural Control Committee prior to construction. Each owner shall be responsible for maintaining and keeping in good order the condition and repair of the exterior of that owner's dwelling unit and the Lot.

**21. WINDOW COVERINGS**

Window coverings must be commercially produced curtains, shutters, drapes or blinds or other non-commercially produced products of comparable quality, and must be in place upon occupancy of the dwelling.

**22. SIDEWALK AND STREET TREE INSTALLATION: TREE PRESERVATION**

Installation of sidewalks and street trees along the street frontage of each lot are mandated by the City of Eugene through its Development Code and Street Tree Code.

**SIDEWALKS:** All sidewalks are the responsibility of the lot owner and must be constructed in conformance with Braewood West 1<sup>st</sup> Addition Public Improvement plans approved by the City of Eugene Department of Public Works. Consult Eugene Public Improvement (street) Code ordinance and the Braewood West 1<sup>st</sup> Addition Privately Engineered Public Improvement plans for sidewalk dimensions.

**STREET TREES:** Initial installation of street trees is required within six (6) months of initial occupancy of each home. All street trees must be planted in accordance with the Street Tree Code and the Braewood West Street 1<sup>st</sup> Addition Tree Plan and Street Tree Plan Agreement. Declarant has contracted for initial installation of all Street Trees, and the lot owner has reimbursed Declarant for its prorata share of the contract cost. Lot owners responsible for destruction of Street Trees must replace same in compliance with City Code.

**TREE PRESERVATION AND PROTECTION:** Street Trees: City of Eugene Code prohibits removing or in any way damaging street trees in the public right-of-way without the approval of the Urban Forester and the issuance of a tree removal permit.

Certain trees on the Property have been designated for preservation, or preserved at the discretion of the Lot owner, on the Braewood Hills Third Addition P.U.D. plan. Attached are Individual Lot Diagrams locating those trees on individual Lots, and the following are the preservation and protection requirements of the P.U.D.

- A. The contractor shall employ the services of an arborist certified by the International Society of Arboriculture.
- B. Removal of trees and stumps will be performed without disturbing soils in the critical root zone of the trees to remain. Tree felling and yarding shall be performed without causing bark wounds or serious limb damage to any tree noted to remain.

- C. The contractor shall provide barriers, fencing and other temporary protection measures required to prevent construction activities from impacting upon the root structure of the trees to be protected as shown hereon.
- D. The arborist shall supervise installation and maintenance of protective construction fencing.
- E. Areas behind protective barriers are for protection of critical root zones of trees to remain. No excavation soils, construction materials or equipment shall be placed around barriers at any time.
- F. The contractor shall cooperate with the arborist and provide access to construction areas as required for root inspection, documentation activities and to excavate soil from around roots.
- G. The arborist shall document resulting conditions and provide recommendations for treatment of cut root ends. The contractor shall implement such recommendations immediately.
- H. Root ends greater than 2" diameter that are encountered within conservation areas shall be preserved.
- I. Root ends greater than 3" diameter that are encountered outside of conservation zones shall be preserved.
- J. When roots over 1" diameter are encountered during excavation they shall be cut with a sharp instrument and not torn, ripped or fractured mechanically.
- K. Removal of dead, diseased, or hazardous trees identified as a preservation tree shall be allowed with documentation from a certified arborist or landscape architect as to the condition of the tree and the need for removal.
- L. All building permits for construction on the lots shall be required to include a report from a certified arborist who has verified that the proposed construction activities on the lot can be conducted in a manner that does not threaten the survival of the trees to be preserved.

Some Lots contain Conservation Zones. Trees shown on the Individual Lot Diagrams with a "7" are trees that can be removed at the discretion of homeowners. Trees shown without a "7" are trees to remain. No tree located in a Conservation Zone may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division (see above Section 16 CONSERVATION ZONES).

23. PARTITIONING

No lot may be partitioned or subdivided after sale or conveyance by the Declarant.

24. HEATING AND AIR CONDITIONING

All exterior air conditioning and heating units shall be approved by the Architectural Control Committee as to location. No window-mounted air conditioning units are

---

allowed to be visible from any street or neighboring home (must be obscured with landscaping, etc.).

25. DRAINAGE

It is the responsibility of each Lot owner to provide grading for natural drainage runoff, and each owner will provide drainage systems as necessary to properly drain surface water. If necessary to provide proper drainage, each owner will provide drainage easements adjacent to the Lot lines to assist neighboring Lot owners.

26. UTILITY PLACEMENT

Declarant discloses to all Lot owners that the placement of all utility lines and equipment, including meters, hydrants, conduit and piping, is up to the sole discretion of the utility installing such equipment, and that placement may not be centered within easements, or on Lot corners or boundaries. Lot owners are advised that they cannot rely on placement of such equipment to delineate boundaries of Lots or easements.

27. SOILS REPORTS

A Geotechnical Investigation Report has been completed and is part of the Braewood Hills Third Addition P.U.D. approved by the City of Eugene. Lot purchasers should seek professional advice regarding the condition of the soils and topography as they relate to Purchaser's building engineering plans.

28. RENTAL

In the event a lot contains a primary dwelling unit and an accessory residential dwelling unit, one of the dwelling units must be occupied by the lot owner per EC 9.2741(2) (or the corresponding provision of any such future law).

29. WETLANDS

There are "non-permitted" wetlands within Lot 1 of BRAEWOOD WEST and within the public accessway between Lots 8 and 9 of BRAEWOOD WEST and Lots 73 and 74 of BRAEWOOD WEST 1st Addition, that should not be disturbed or damaged, particularly through dumping of dirt, yard debris or any other materials.

ARTICLE II

ARCHITECTURAL CONTROL COMMITTEE

1. ARCHITECTURAL REVIEW

No structure, including storage shelters, shall be commenced, erected, placed or altered on any lot until construction plans and specifications and a plat showing the nature,



shape, heights, material, colors and proposed location of the structure or change have been submitted to and approved in writing by the Architectural Control Committee. It is the intention and purpose of this covenant to assure the quality of workmanship and materials, harmony of external design with the existing structures as to location, topography and finished grade elevations to avoid plan repetition. In all cases, the Architectural Control Committee's consent is required.

#### A. MAJOR CONSTRUCTION

In the case of initial or substantial additional construction of a dwelling or landscaping, the owner shall prepare and submit to the Architectural Control Committee thirty (30) days prior to planned construction such plans and specifications for the proposed work as the Committee may require. Materials required by the Committee may include, but not necessarily be limited to the following:

(A.1.) Two sets of Structure and Site Plans, drawn to scale, indicating location of all improvements, including private drainage.

Drawings must show elevations, exterior materials and exterior color schemes of all improvements, including the mailbox if applicable, newspaper structure and fencing.

(A.2.) Two sets of Landscape Plans, drawn to scale, showing yard landscape design and location including a description and size of plant materials. The parking strip shall be included in the landscaping plan.

The Architectural Control Committee shall render its decision with respect to the proposal after it has received all required materials.

#### B. MINOR WORK

In the case of minor additions or remodeling, change of existing exterior color scheme or exterior materials, greenhouse, swimming pool construction or any other work not referred to in (A.) above, the owner shall submit to the Architectural Control Committee such plans, drawn to scale, and specifications for the proposed work as the Committee determines to be necessary to enable it to evaluate the proposal. The Architectural Control Committee shall render its decision with respect to the proposal after it has received all material required by it with respect thereto.

#### 2. ARCHITECTURAL CONTROL COMMITTEE DECISION

The Committee may, at its sole discretion, withhold consent to any proposed work if the Committee finds that the proposed work would be inappropriate for the particular lot or incompatible with the design standards that the Declarants intend for the subdivision. Considerations such as siting, shape, size, color, design, height, impairment of the view

from other lots within this subdivision or other effects on the enjoyment of other factors which the Committee reasonably believes to be relevant, may be taken into account by the Committee in determining whether or not to consent to any proposed work.

**3. MEMBERSHIP: APPOINTMENT AND REMOVAL**

The Architectural Control Committee, hereinafter referred to as the "Committee," shall consist of as many persons as the Declarants may from time to time appoint. The Declarants shall keep on file at their principal office a list of names and addresses of Committee members. A member of the Committee shall not be entitled to any compensation for services performed pursuant to these Covenants. The powers and duties of such Committee shall cease one year after completion of construction of all dwellings on all building sites within this project and the sale of said dwellings to the initial owner/occupants.

**4. LIABILITY**

Neither the Architectural Control Committee nor any member thereof shall be held liable to any owner, occupant, builder or developer for any damage, loss or prejudice suffered or claimed on account of any action or failure to act by the Committee or a member thereof, provided that the member has, in accordance with actual knowledge possessed by him or her, acted in good faith.

**5. ACTION**

Except as otherwise provided herein, any one member of the Architectural Control Committee shall have power to act on behalf of the Committee, without the necessity of a meeting and without the necessity of consulting the remaining members of the Committee. The Committee may render its decisions only by written instrument setting forth the action taken by the members consenting thereto.

**6. NONWAIVER**

Consent by the Architectural Control Committee to any matter proposed to it within its jurisdiction under these covenants shall not be deemed to constitute a precedent or waiver impairing its rights to withhold approval as to any similar matter thereafter proposed or submitted to it for consent.

**7. EFFECTIVE PERIOD OF CONSENT**

The Committee's consent to any proposed work shall automatically be revoked one year after issuance unless construction of the work has commenced or the owner has applied for and received an extension of time from the Committee.

## ARTICLE III

### GENERAL PROVISIONS

#### 1. TERM AND AMENDMENT

These covenants and restrictions shall run with and bind all the property within this subdivision for a term of twenty-five (25) years from the date this declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This declaration or parts hereof can be terminated, revoked or amended only by duly recording an instrument which contains the amendment or the order of revocation or termination and which is signed by the owners of seventy-five (75) percent of the owners of the lots in Braewood West 1st Addition, except that the Declarants have the sole and exclusive authority to terminate, revoke, or amend these conditions, covenants and restrictions until the Declarants have sold their last lot and it has been built upon.

#### 2. ENFORCEMENT

In the event of any violation of any of the provisions of this declaration, the Declarants or any other person or persons owning real property within the plat may, at their option, exercise the right to enforce these covenants by bringing action in a court of law. Failure by any party to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The prevailing party in any action brought to enforce the provisions of the declarations shall be entitled to recover all costs, including reasonable attorney fees, incurred in such enforcement.

#### 3. SEVERABILITY

Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions that shall remain in full force and effect.

#### 4. LIMITATION OF LIABILITY OF DECLARANT

Declarants shall not be liable to any owner on account of action or failure to act by Declarants in performing their duties or rights hereunder, provided that Declarants have, in accordance with actual knowledge possessed by them, acted in good faith.

#### 5. CONFLICTS WITH CITY CODES AND REGULATIONS

These CC&Rs constitute a private contract among the owners of lots within Braewood West 1st Addition and will not be enforced by the City of Eugene. These CC&Rs do not restrict the City's authority to adopt or amend its development regulations. It is the duty of every person engaged in development within Braewood West 1st Addition to know the requirements of these CC&Rs. Any questions regarding these provisions shall be directed to the Architectural Control Committee. The City will not be liable for any

approvals or permits which are granted in compliance with City regulations but that are not in compliance with these CC&Rs. The provisions of this paragraph do not limit the rights of the City of Eugene.

IN WITNESS WHEREOF, the undersigned, being Declarants herein, have hereto set their hand this 10th day of December, 2003.



Arthur C. Piculell, Jr.  
ARTHUR C. PICULELL, JR.  
Dee W. Piculell  
DEE W. PICULELL

STATE OF OREGON )

COUNTY OF WASHINGTON )

I, Mark E. Lawrence, a Notary Public for the State of Oregon, hereby certify that on the 10th day of December, 2003, personally appeared before me Arthur C. Piculell, Jr. and Dee W. Piculell, who being duly sworn did acknowledge the execution of the foregoing instrument to be their free and voluntary act.

Mark E. Lawrence  
Notary Public for Oregon  
My Commission expires: 6/20/04

---

EXHIBITS

- A. Approved Street Tree Species.
- B. House Numbers.
- C. Individual Lot Diagrams.

# EXHIBIT "A"

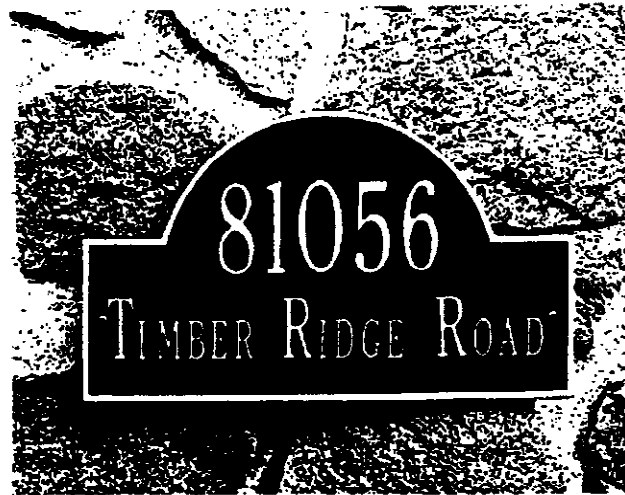
## Approved Street Tree Species

- The City of Eugene Public Works Parks and Open Spaces Division is responsible for providing and planting street trees within this development.
- The City only plants new street trees during the tree's dormant period between the months of November through March.
- To get on the list for the City's next planting season, the property owner must contact the office of the Urban Forester at (541) 682-4800.
- No trees will be planted until after home or building construction, driveways, sidewalks, and rough landscaping is completed.
- The property owner may request the planting of any species of tree included on the Exhibit "A" Approved Street Tree Species list (see below), which will meet the planting standards contained within City of Eugene Administrative Rule R-7.280. Selection may be limited by availability.
- It is recommended that the landscaping design within the parking strip (planting strip) allow for future automated irrigation. (Automatic irrigation systems are not provided by the City).

DECIDUOUS	
COMMON NAME	GENUS SPECIES
Big Leaf Maple	(Acer macrophyllum)
Emerald Queen Norway Maple	(Acer platanoides)
Sycamore Maple	(Acer pseudoplatanum)
Red Sunset Red Maple	(Acer rubrum "Red Sunset")
Red Flowering Horsechestnut	(Aesculus carnea "Brioti")
European Hornbeam	(Carpinus betulus)
Common Catalpa	(Catalpa bignonioides)
Katsura Tree	(Cercidiphyllum japonicum)
Yellowwood Tree	(Cladrastis lutea)
Autumn Purple Ash	(Fraxinus americana)
European Ash	(Fraxinus oxycarpa)
Patmore Ash	(Fraxinus pennsylvanica "Patmore")
American Sweetgum	(Liquidambar styraciflua)
Tulip Tree	(Liriodendron tulipifera)
Bloodgood Plane Tree	(Platanus acerifolia)
Chanticleer Pear	(Pyrus calleryana)
Scarlet Oak	(Quercus coccinea)
Pin Oak	(Quercus palustris)
Northern Red Oak	(Quercus rubra)
Shumard Red Oak	(Quercus shumardii)
Village Green Zelkova	(Zelkova serrata)
EVERGREEN	
COMMON NAME	GENUS SPECIES
Grand Fir	(Abies nobilis)
Noble Fir	(Abies nobilis)
Incense Cedar	(Calocedrus decurrens)
Douglas Fir	(Pseudotsuga menziesii)

---

**EXHIBIT "B"**  
**House Numbers**



---

**EXHIBIT "C"**  
**Individual Lot Diagrams**

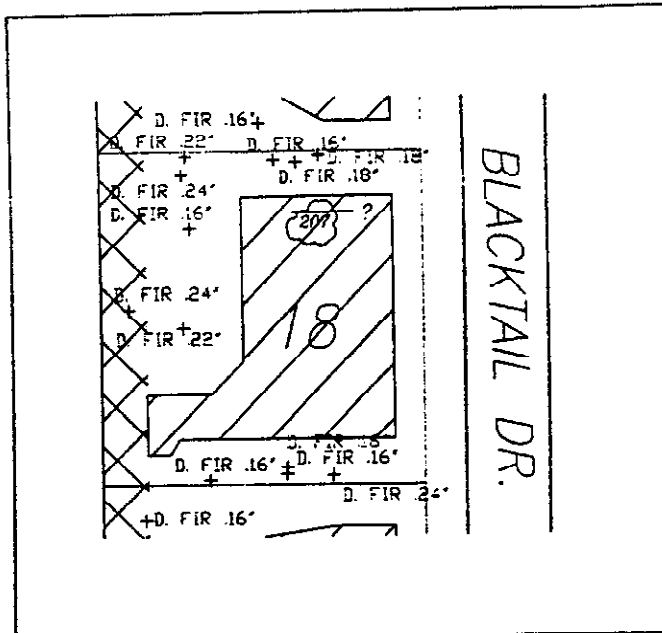


# Braewood West 1<sup>st</sup>

## Lot 18

### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

#### Tree Table:

207: 1 - 8" Pine  
1 - 12" Pine  
1 - 16" Pine

#### Buildable Area:



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.



#### Conservation Zones:

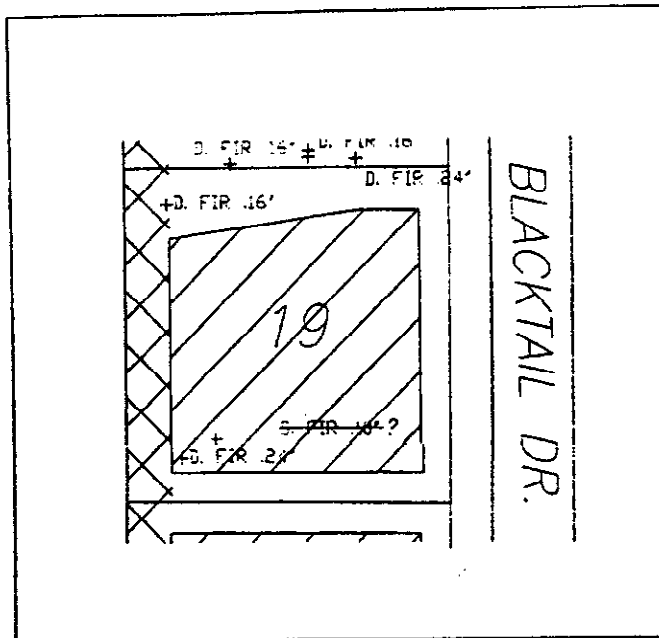
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 19.

### Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

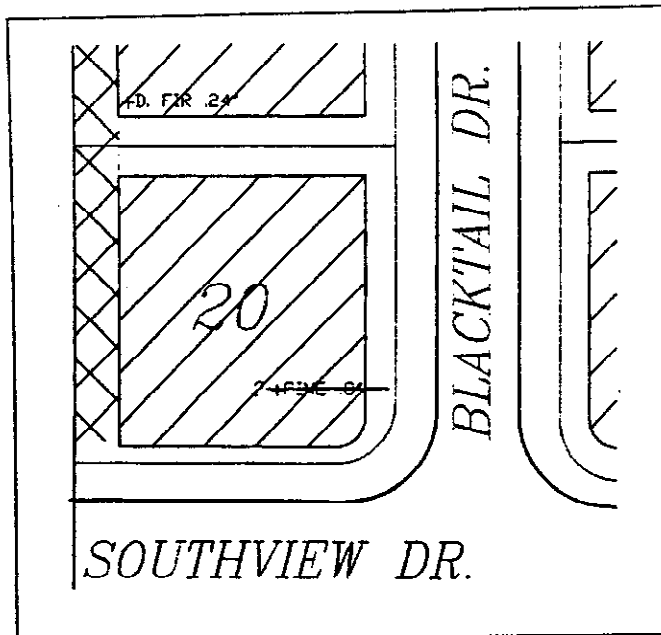


**Conservation Zones:**

Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup> Lot 20 Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

= Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:** Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.


**Conservation Zones:** Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

### Individual Lot Diagrams

 = Tree cluster or tree canopy


? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

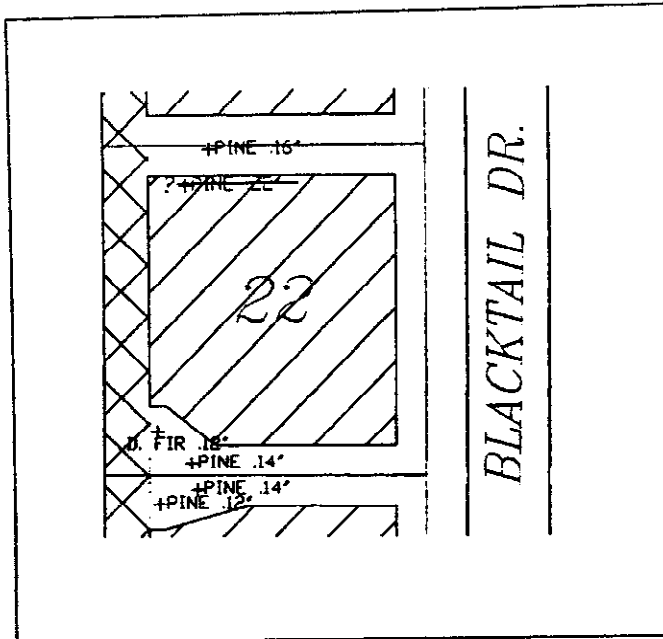
**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.



**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# **Braewood West 1<sup>st</sup>** **Lot 22** Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

= Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

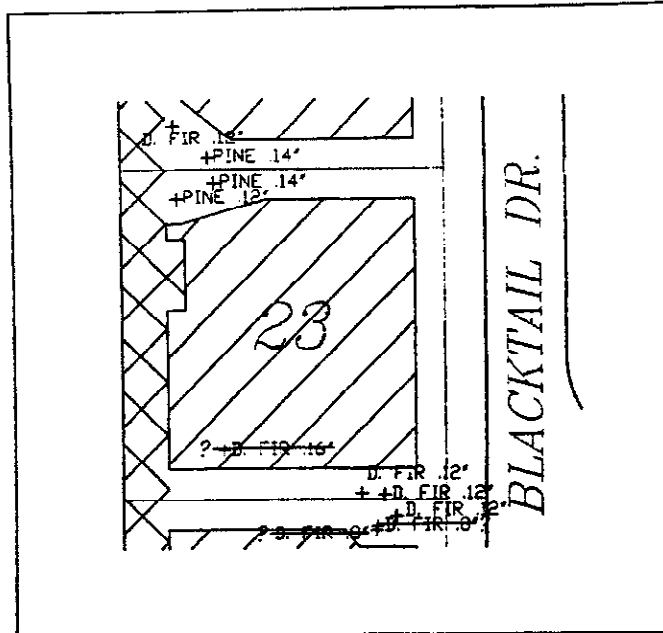
**Conservation Zones:**



Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# **Braewood West 1<sup>st</sup>** **Lot 23** Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

= Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

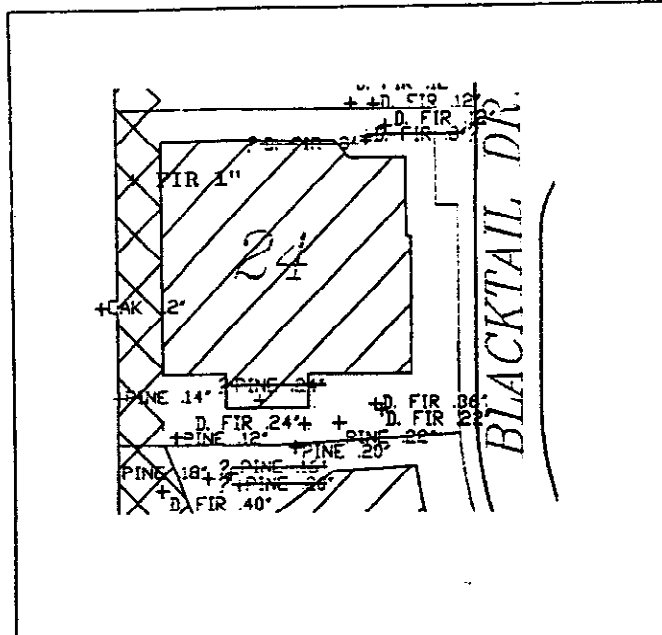
**Buildable Area:** Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:** Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup> Lot 24 Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.

Tree Clusters: Trees shown in numbered clusters below may be removed at owner's discretion.

Buildable Area:



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

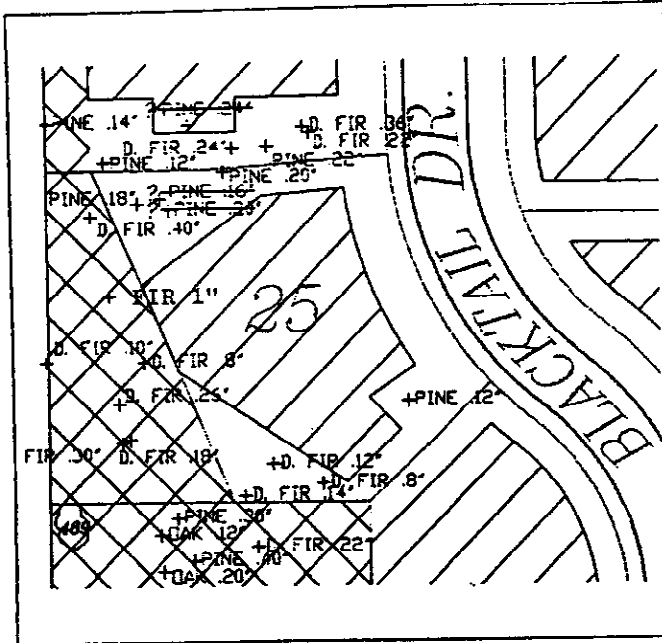


Conservation Zones:

Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

### Individual Lot Diagrams

**N↑ 1" = 50'**




**+ = Tree**

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.


**Buildable Area:**

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**

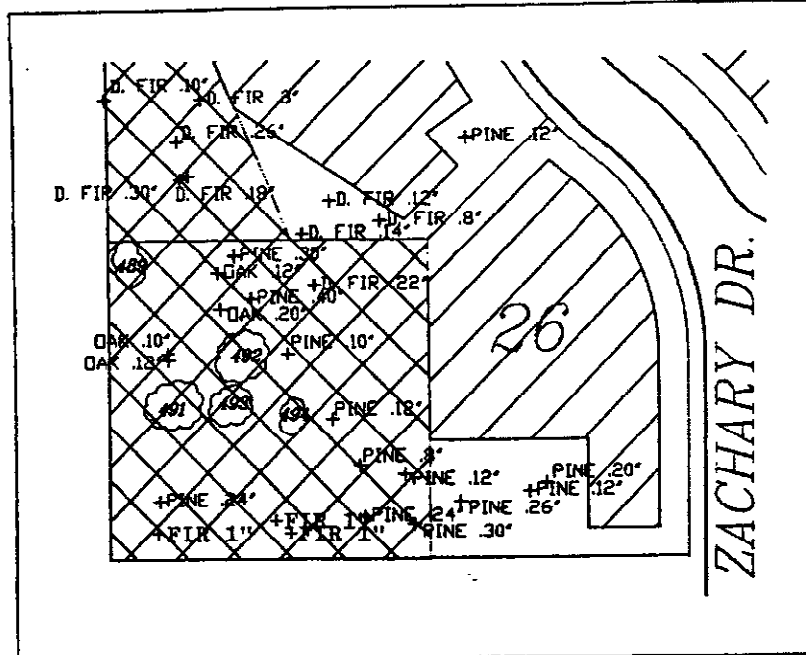


**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.




## Individual Lot Diagrams

N↑ 1" = 50'




**+ = Tree**

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary Buffer Trees). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.


**Buildable Area:**

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

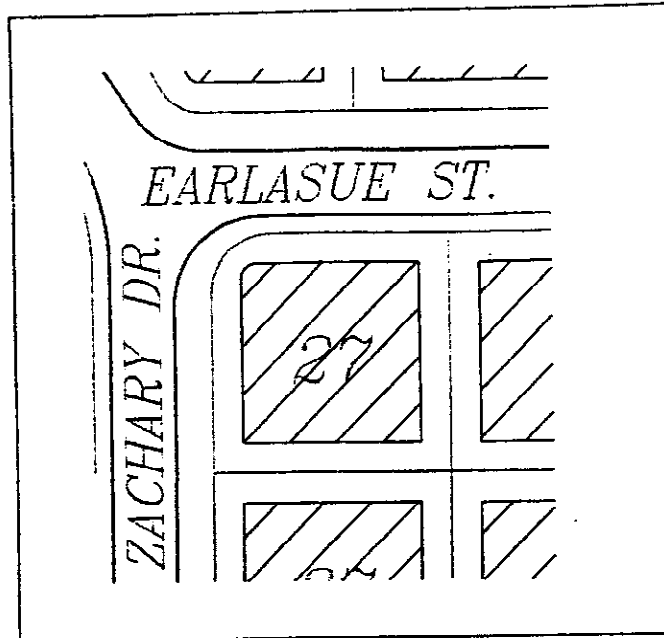
### Conservation Zones:



**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup> Lot 27 Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

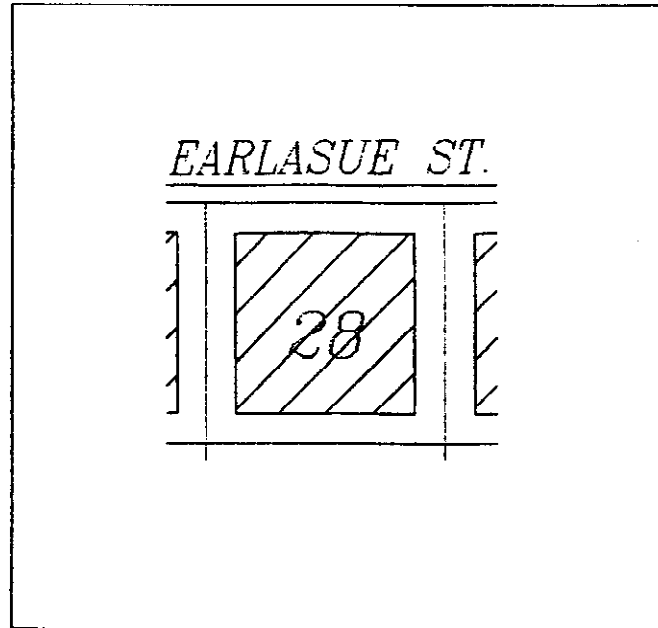
**Conservation Zones:**



Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

**Braewood West 1<sup>st</sup>**  
**Lot 28**  
 Individual Lot Diagrams

N↑ 1" = 50'




+ = Tree


 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

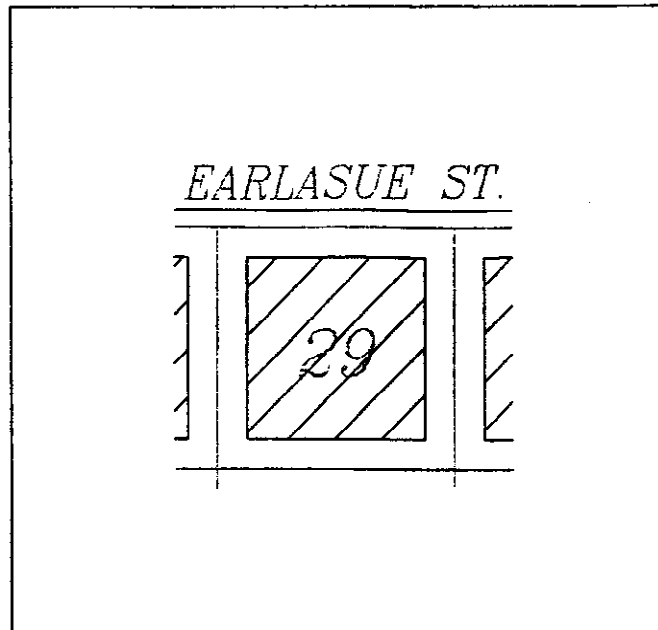
**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 29

### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**



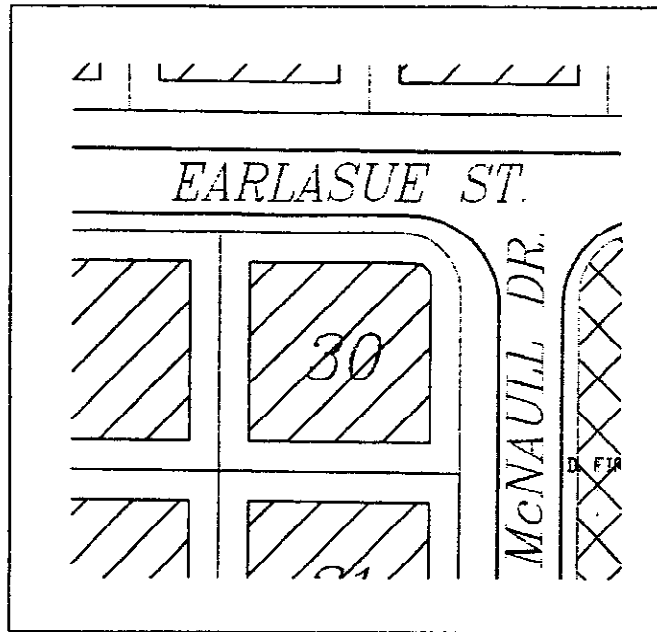
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

## Braewood West 1<sup>st</sup>

### Lot 30

#### Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.

Tree Clusters: Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**



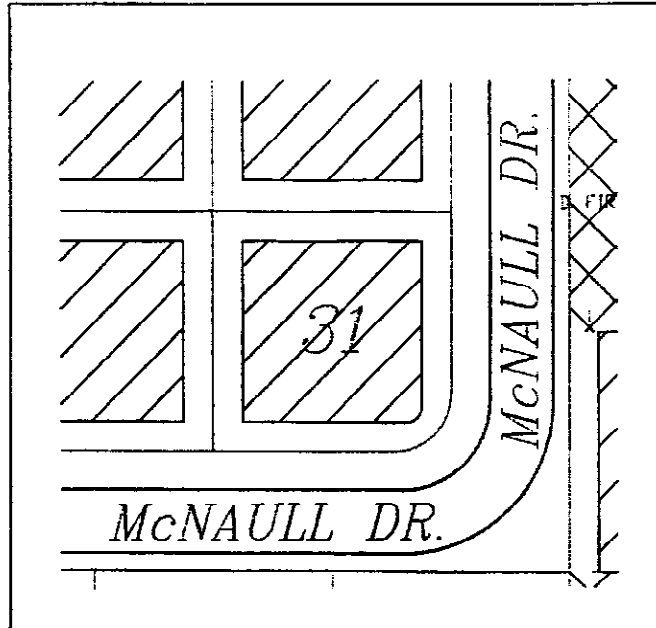
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 31

### Individual Lot Diagrams

N ↑ 1" = 50'




+ = Tree


☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

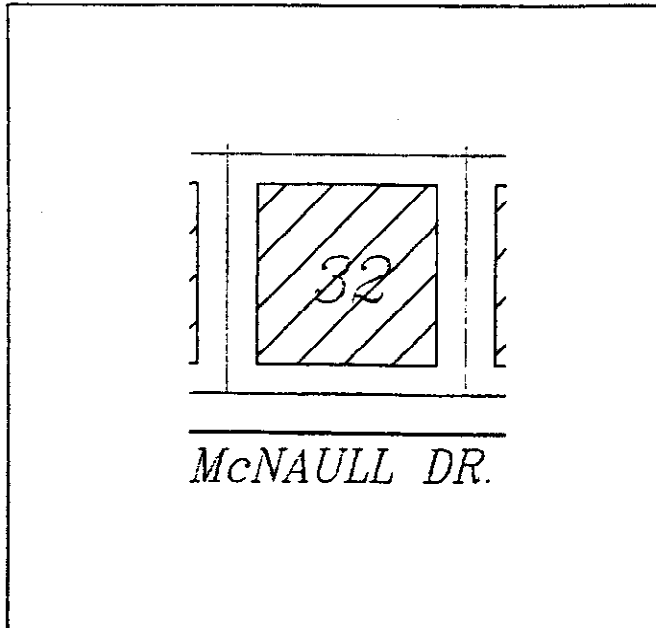
**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

## Braewood West 1<sup>st</sup>

### Lot 32

#### Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**



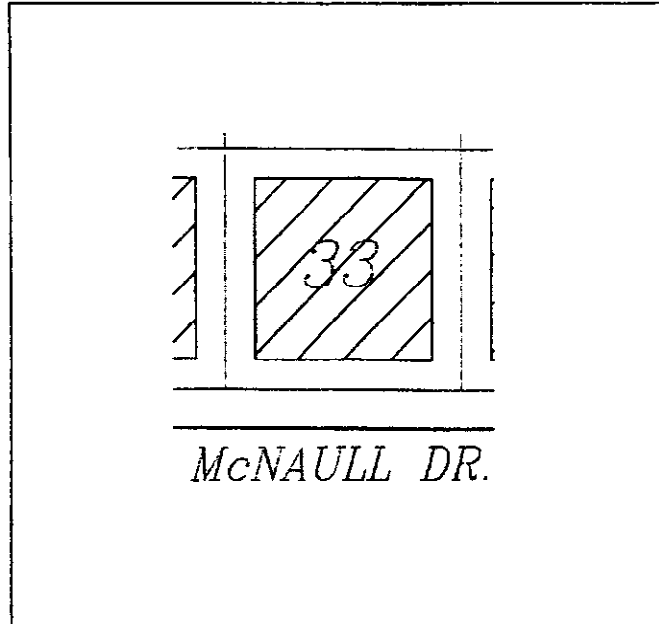
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

## Braewood West 1<sup>st</sup>


### Lot 33

#### Individual Lot Diagrams

N ↑ 1" = 50'




+ = Tree


 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

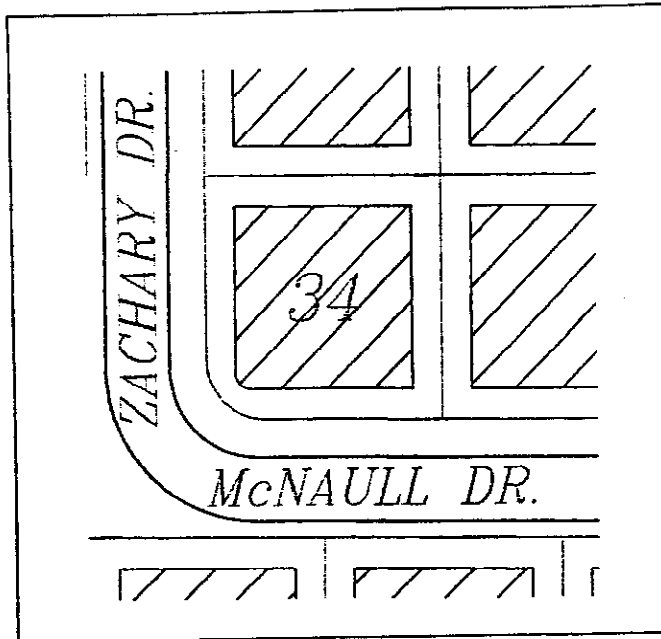
**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.



**Braewood West 1<sup>st</sup>**  
**Lot 34**  
 Individual Lot Diagrams

N↑ 1" = 50'




+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**



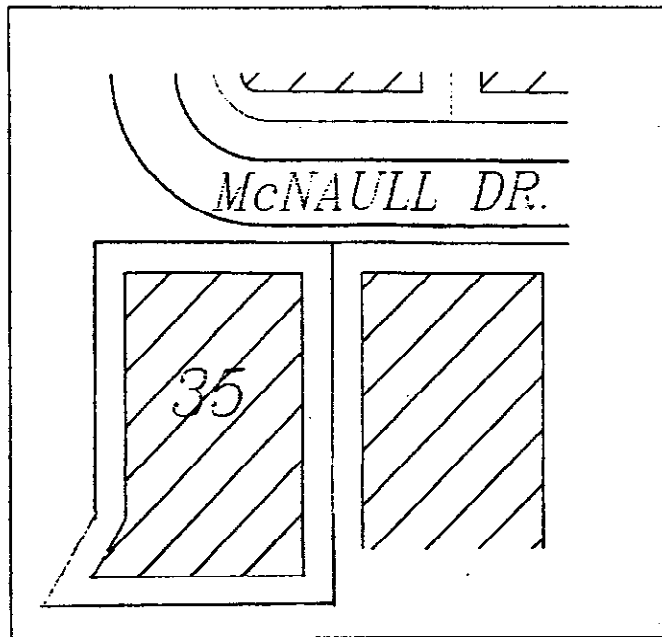
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

## Braewood West 1<sup>st</sup>

### Lot 35

#### Individual Lot Diagrams

N↑ 1" = 50'




+ = Tree


 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

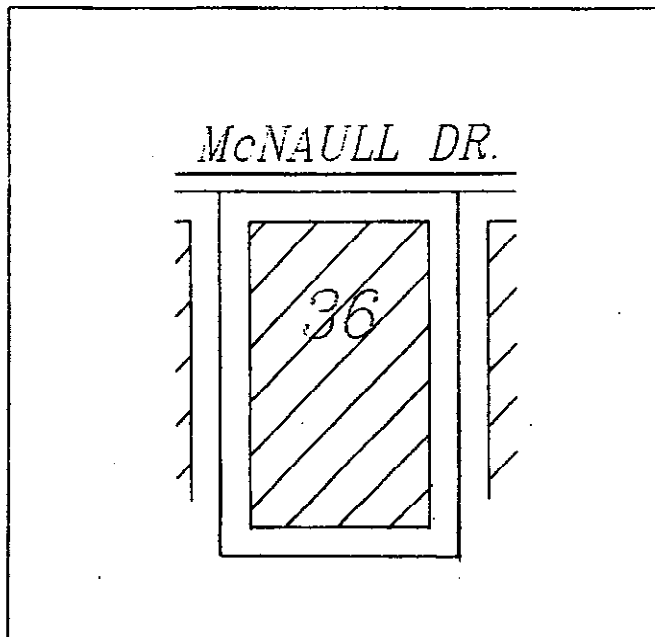
**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 36

### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

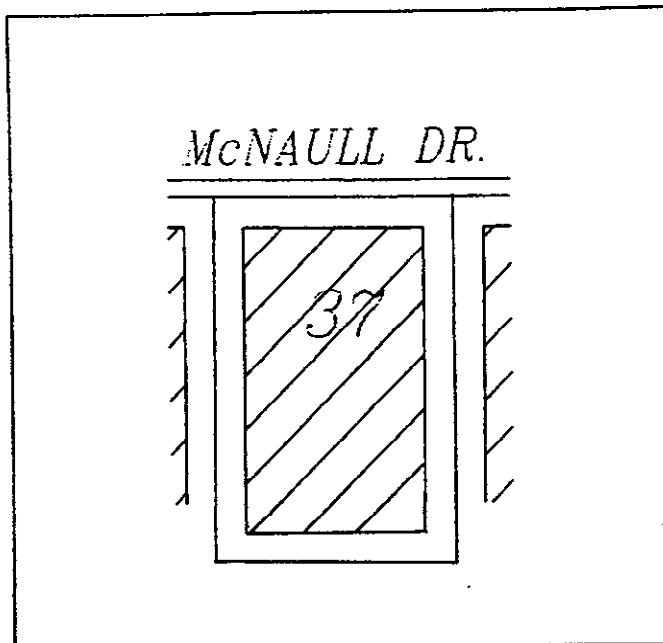


**Conservation Zones:**

Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup> Lot 37 Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

Tree Clusters: Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

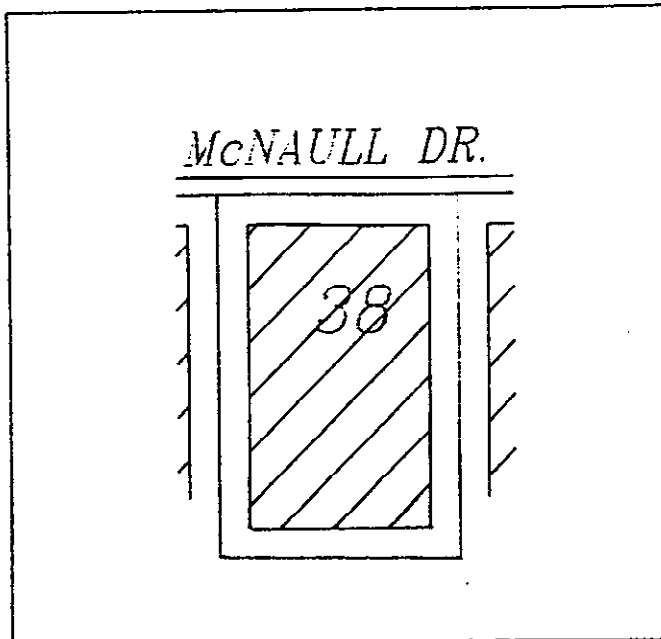


**Conservation Zones:**

Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

**Braewood West 1<sup>st</sup>**  
**Lot 38**  
 Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

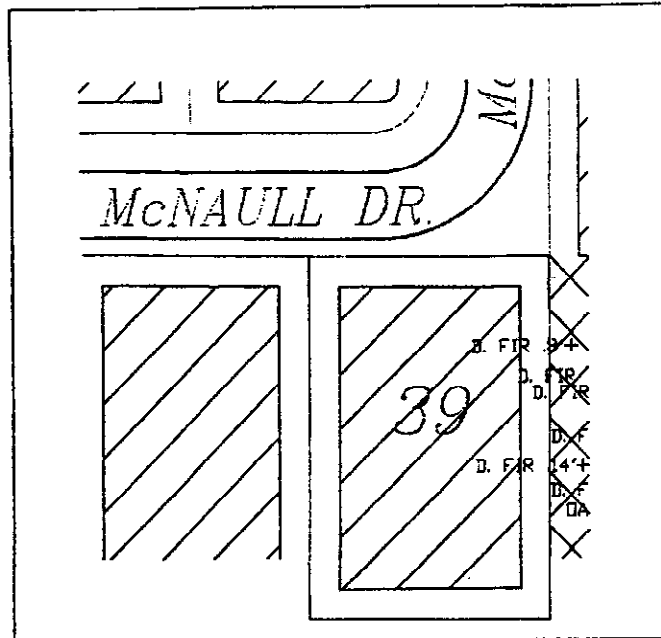


**Conservation Zones:**

Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup> Lot 39 Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

= Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.

Tree Clusters: Trees shown in numbered clusters below may be removed at owner's discretion.

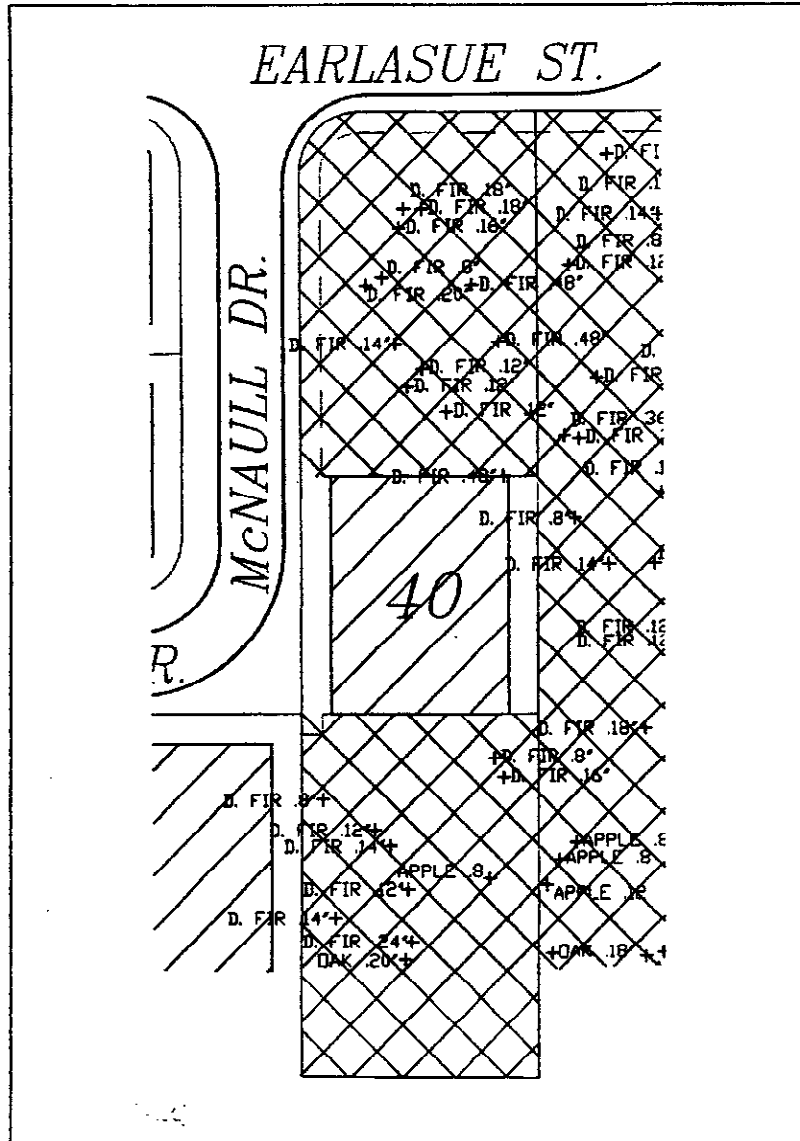
**Buildable Area:** Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:** Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

### Individual Lot Diagrams

**N↑ 1" = 50'**



+ = Tree .

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.


**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**

Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which - is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.



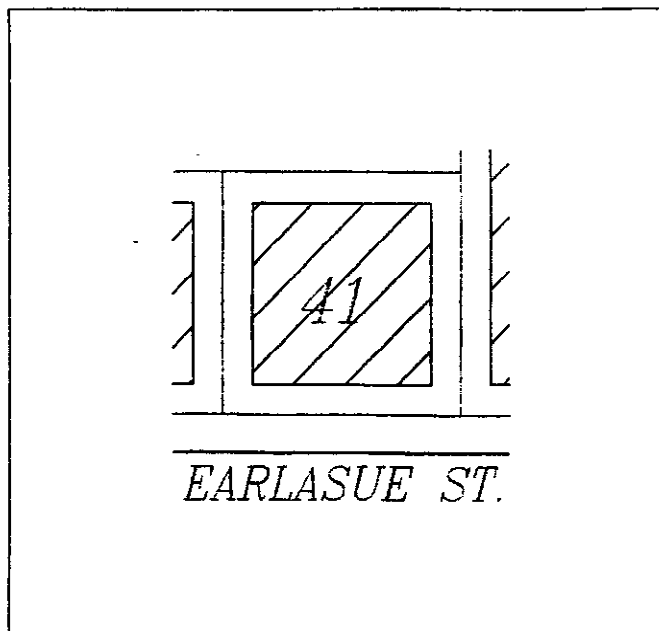
 **Conservation Zones:** Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

## Braewood West 1<sup>st</sup>

### Lot 41

#### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**

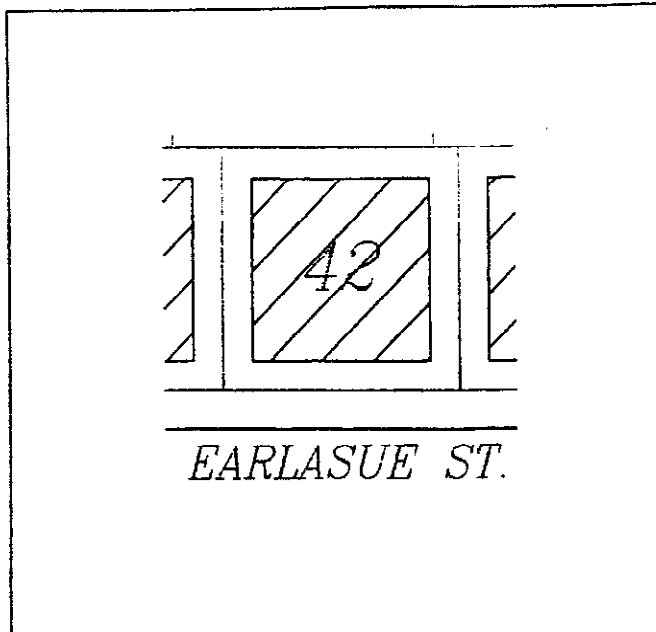


Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.



**Braewood West 1<sup>st</sup>**  
**Lot 42**  
 Individual Lot Diagrams

N ↑ 1" = 50'




+ = Tree


 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

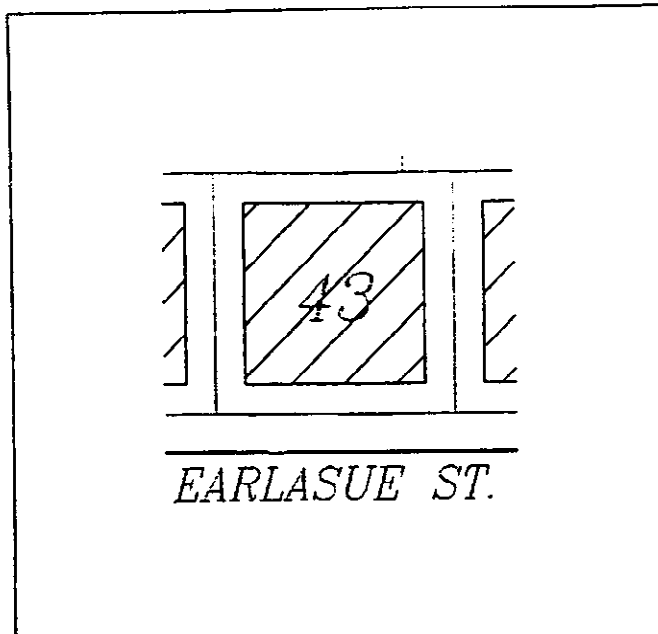
**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

## Braewood West 1<sup>st</sup>

### Lot 43

#### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**



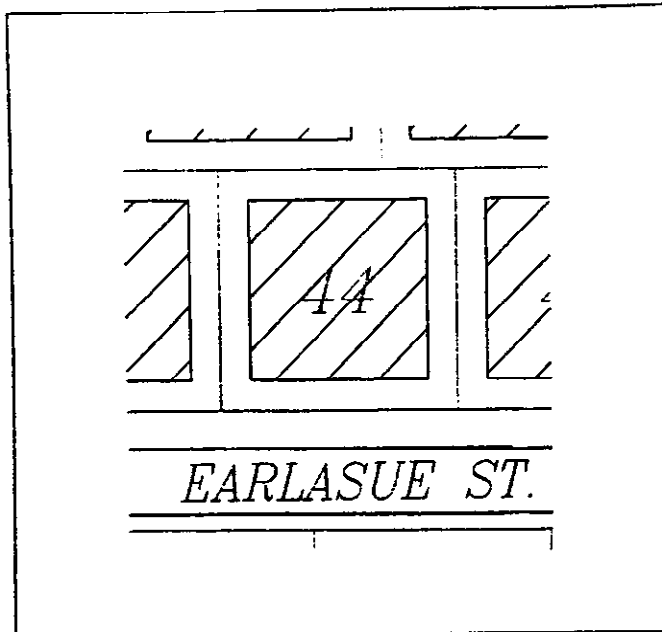
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 44

### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.

Tree Clusters: Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**



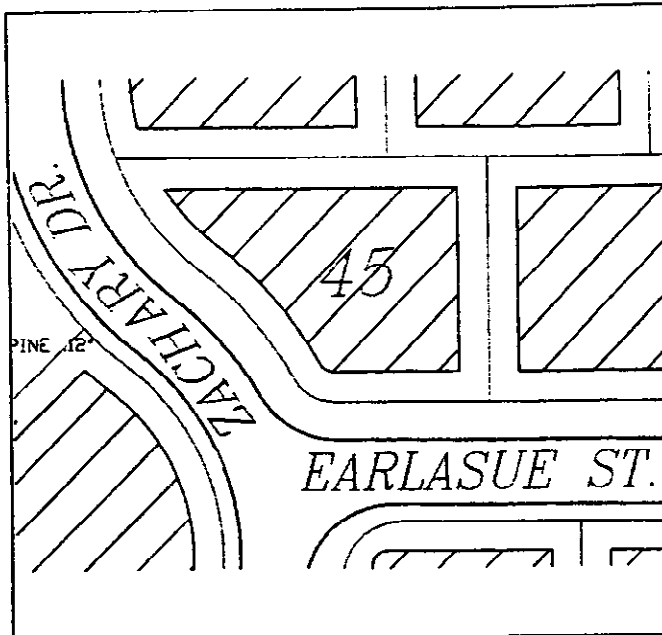
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 45

### Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

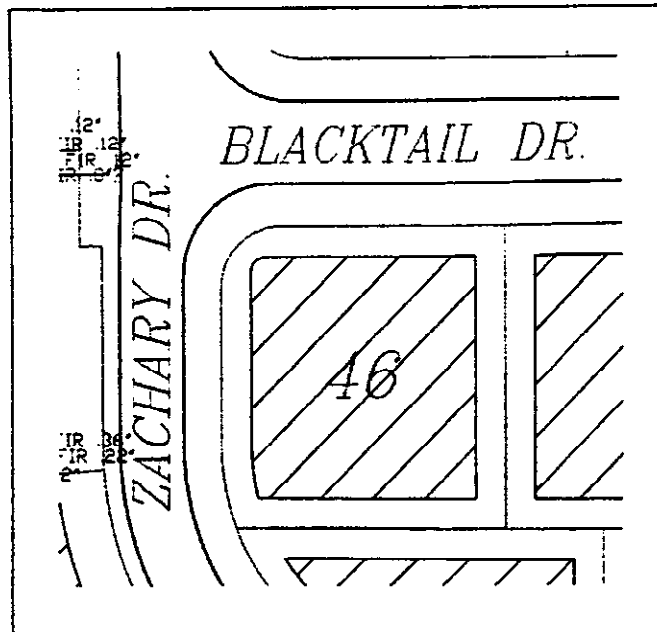
**Conservation Zones:**



Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

**Braewood West 1<sup>st</sup>**  
**Lot 46**  
 Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

= Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.



**Conservation Zones:**

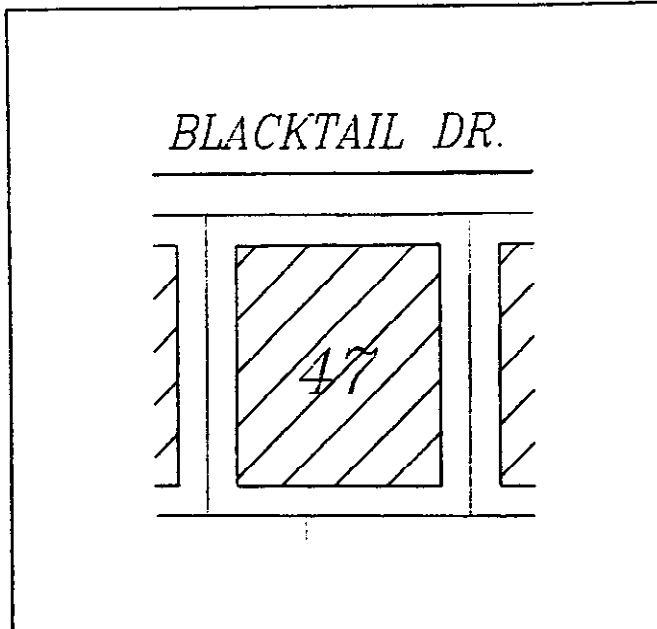
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 47

### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

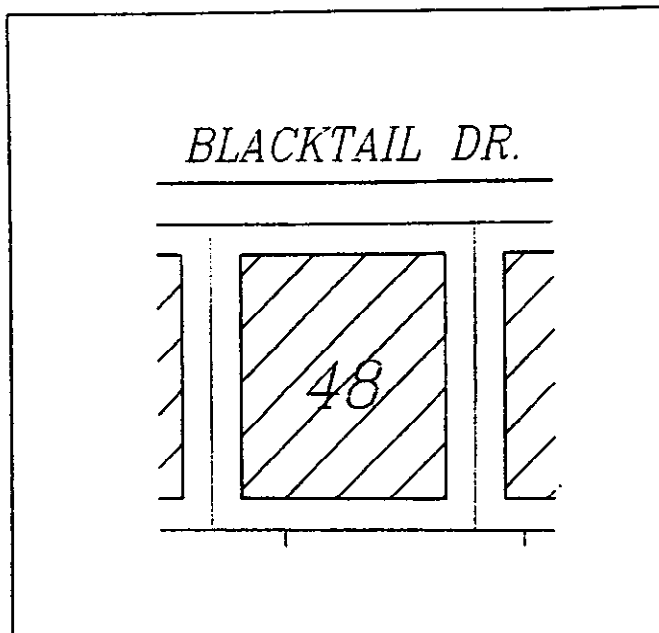
**Conservation Zones:**



Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

**Braewood West 1<sup>st</sup>**  
**Lot 48**  
 Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.



**Conservation Zones:**

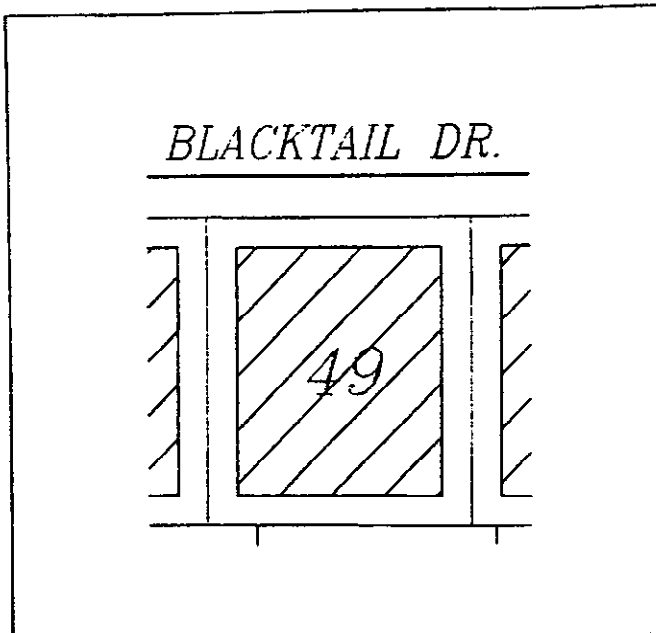
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 49

### Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.



**Conservation Zones:**

Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

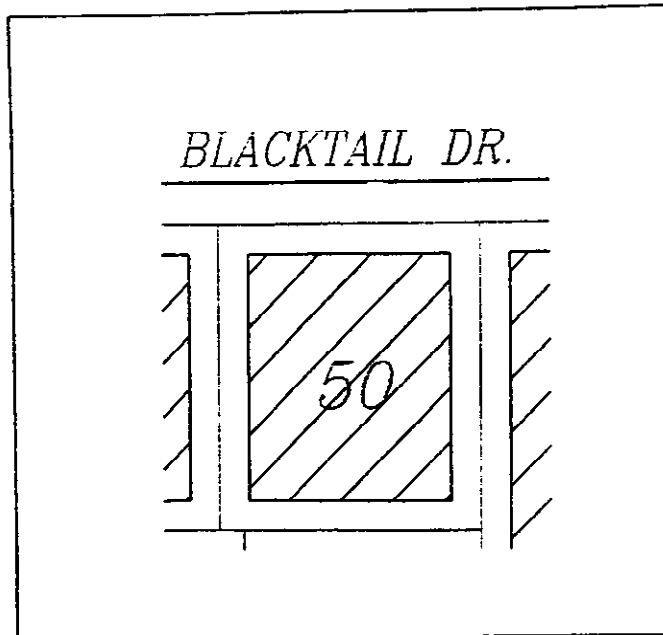


# Braewood West 1<sup>st</sup>

## Lot 50

### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**



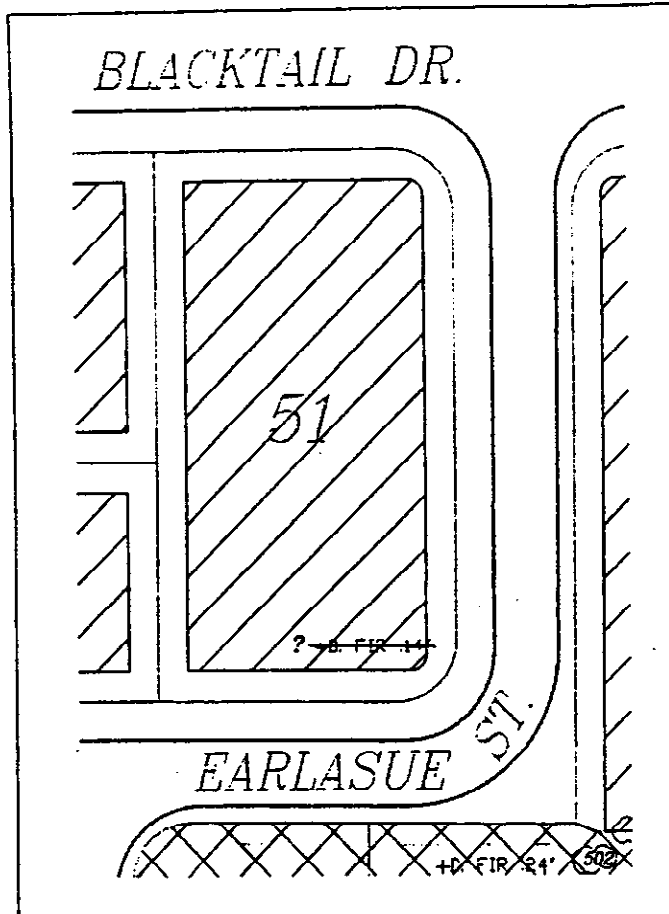
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>


## Lot 51

### Individual Lot Diagrams

N↑ 1" = 50'




+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary Buffer Trees). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**



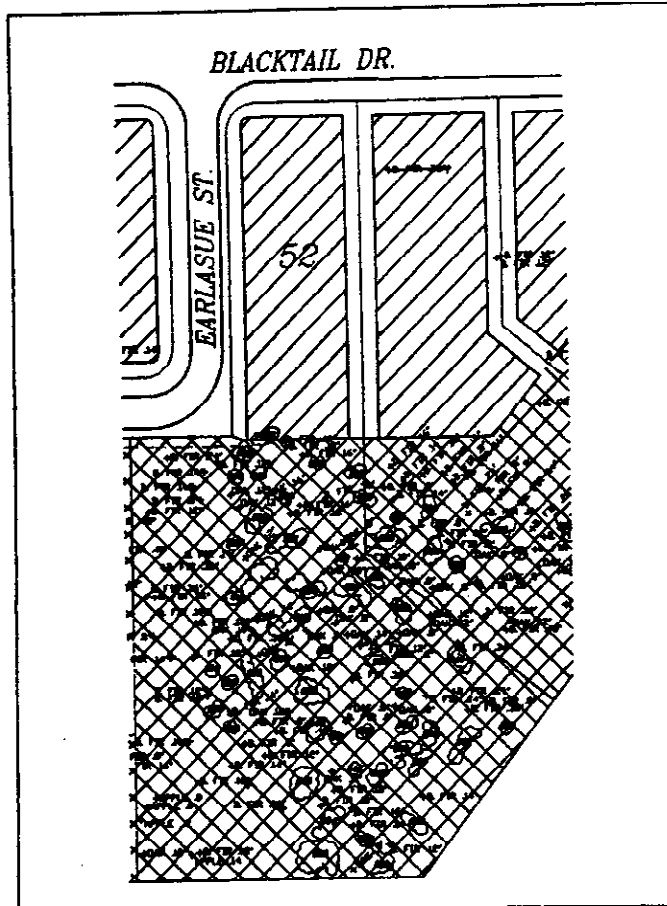
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>


## Lot 52

### Individual Lot Diagrams

N ↑ 1" = 50'




+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.

Tree Clusters: Trees shown in numbered clusters below may be removed at owner's discretion.


Buildable Area:  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**



Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

 **Buildable Area:** Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

EARL ASUE ST.

52

~~FIR 14~~

~~43, 710, 242~~

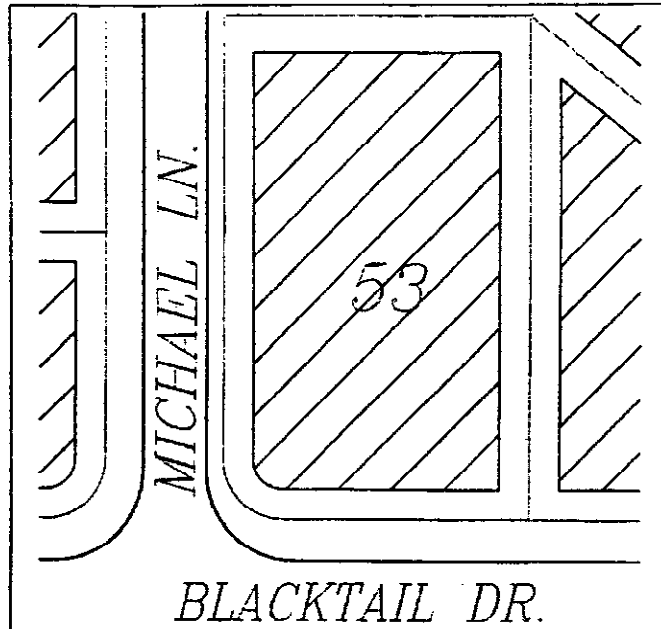
~~D. FIR 12~~  
~~D. FIR 12~~

# Braewood West 1<sup>st</sup>

## Lot 53

### Individual Lot Diagrams

N ↑ 1" = 50'




+ = Tree


☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

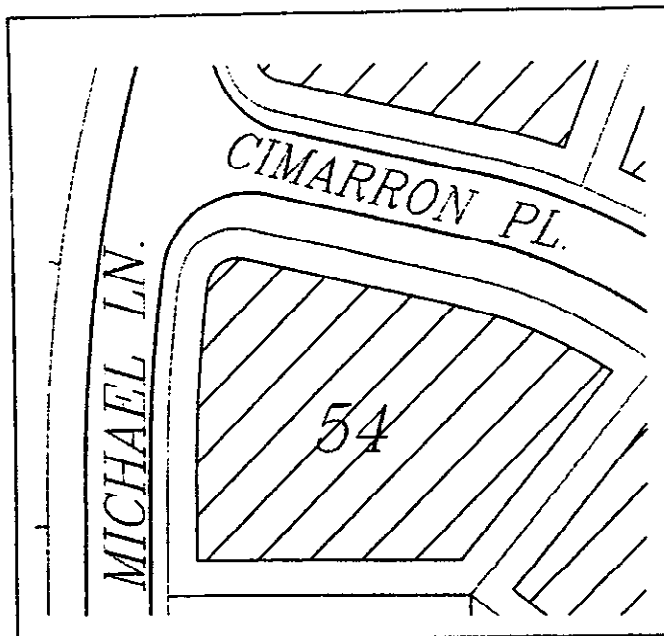
**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

**Braewood West 1<sup>st</sup>**  
**Lot 54**  
 Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.



**Conservation Zones:**

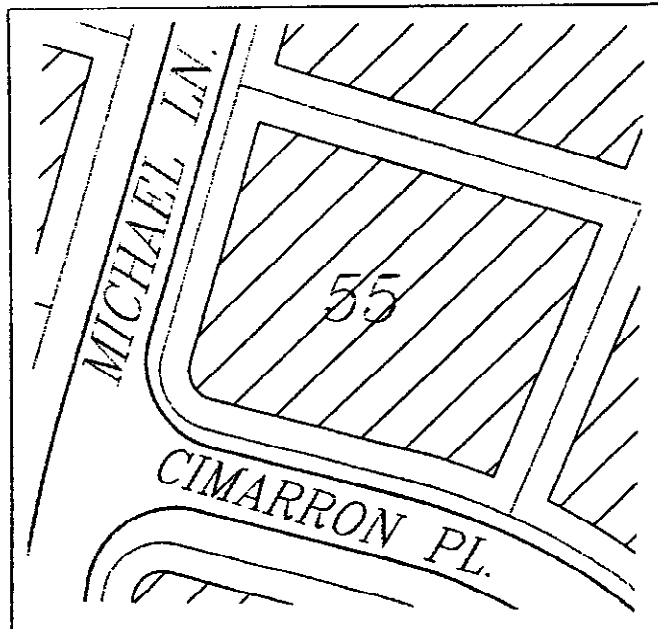
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

## Braewood West 1<sup>st</sup>

### Lot 55

#### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

#### Buildable Area:



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

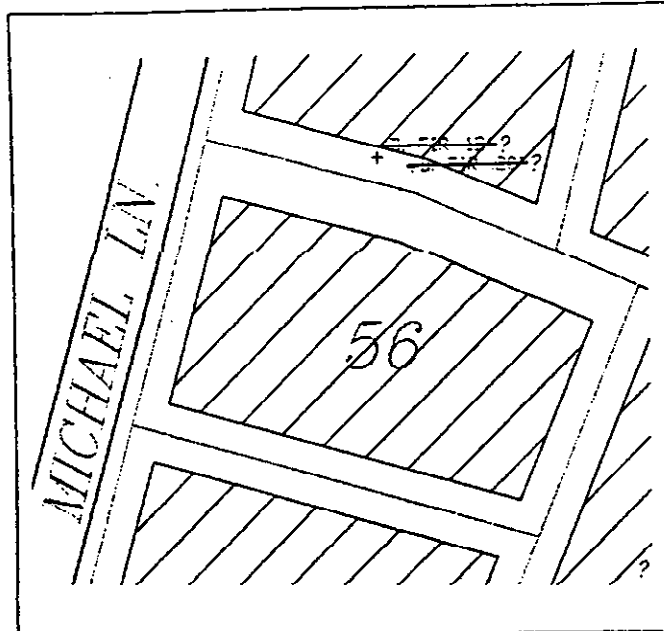
#### Conservation Zones:



Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup> Lot 56 Individual Lot Diagrams

N↑ 1" = 50'




+ = Tree


☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.

Tree Clusters: Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

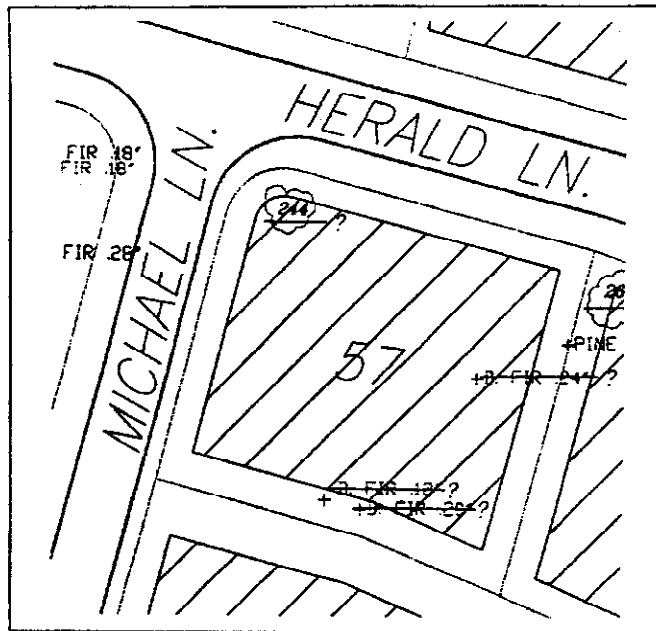


# Braewood West 1<sup>st</sup>

## Lot 57

### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

#### Tree Table:

244: 1 - 8" Fir  
1 - 18" Fir

#### Buildable Area:



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.



#### Conservation Zones:

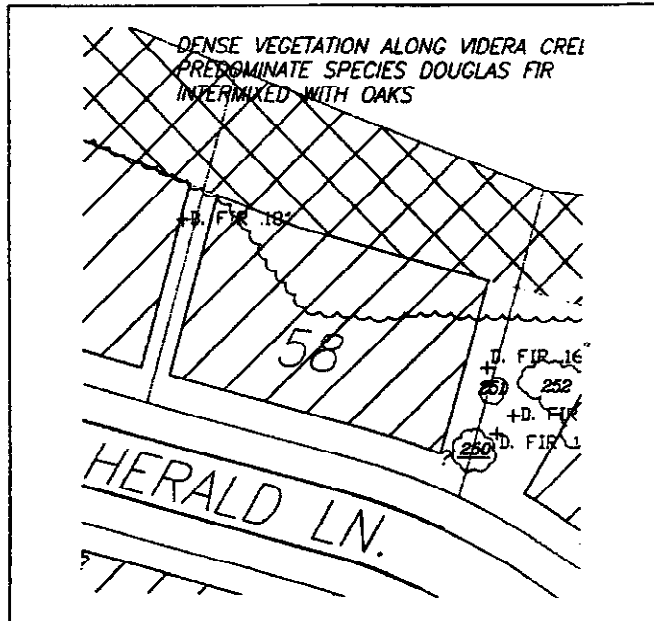
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 58

### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

#### Tree Table:

250: 2 - 12" Oak  
1 - 18" Oak

#### Buildable Area:



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

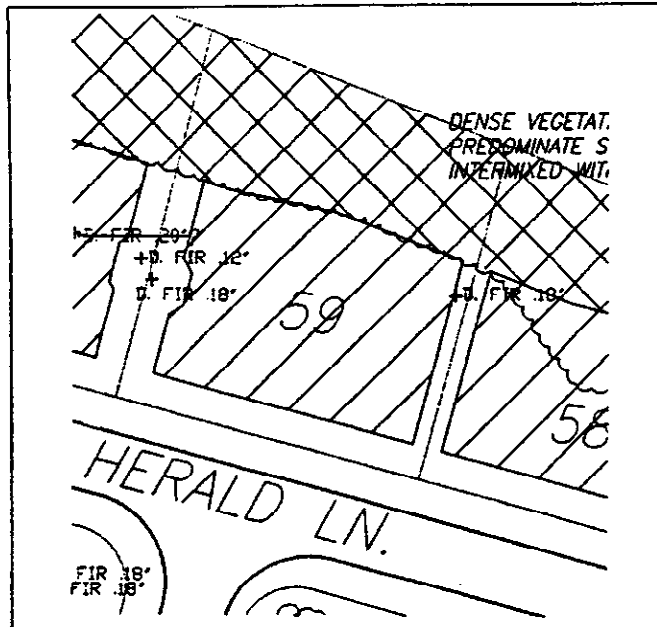


#### Conservation Zones:

Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup> Lot 59 Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.

Tree Clusters: Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

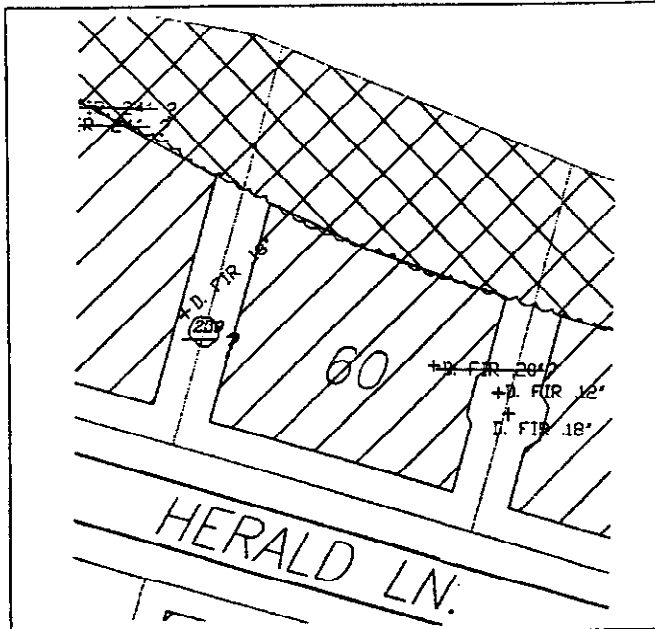
**Conservation Zones:**



Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# **Braewood West 1<sup>st</sup>** **Lot 60** Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Tree Table:**  
 239: 1 - 18" Fir

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

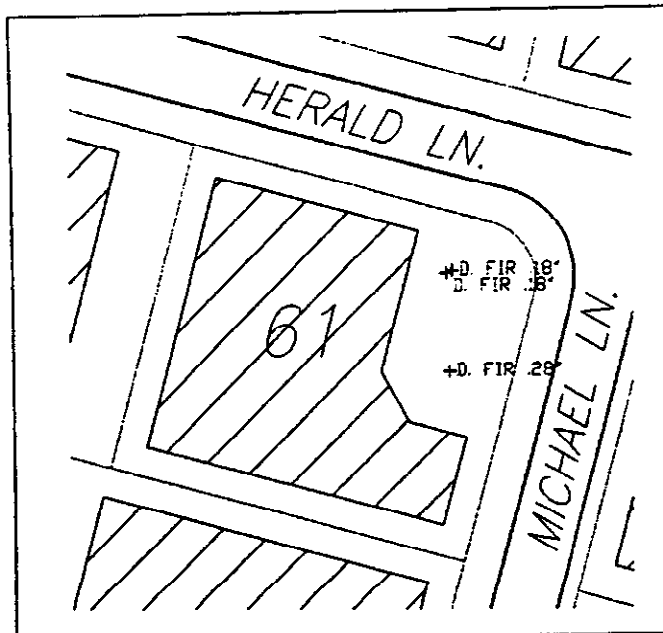
**Conservation Zones:**



Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# **Braewood West 1<sup>st</sup>** **Lot 61** Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.



**Conservation Zones:**

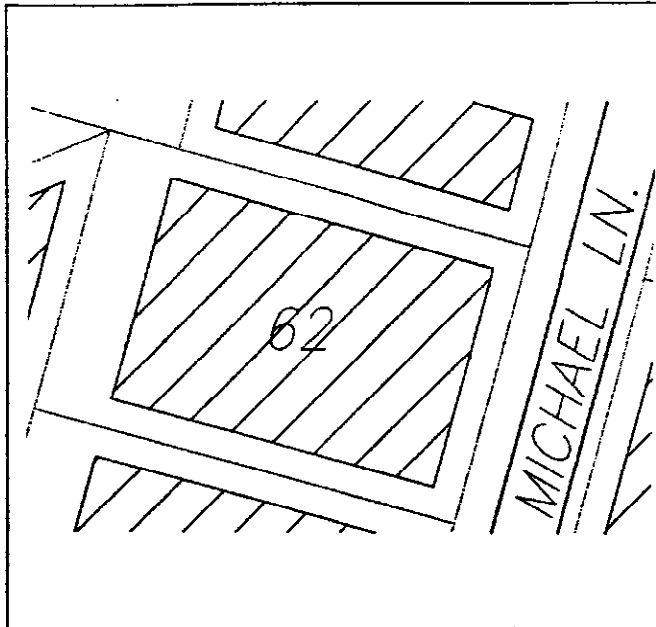
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

## Braewood West 1<sup>st</sup>

### Lot 62

#### Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

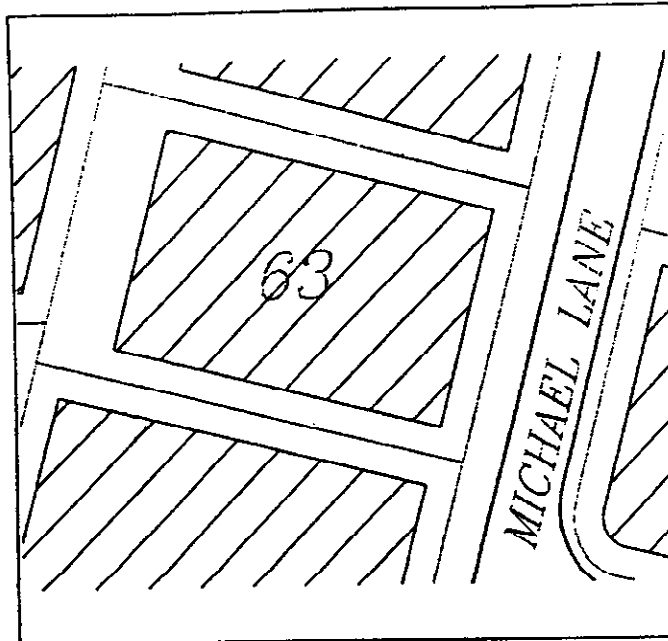


**Conservation Zones:**

Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup> Lot 63 Individual Lot Diagrams

N↑ 1" = 50'




+ = Tree


☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

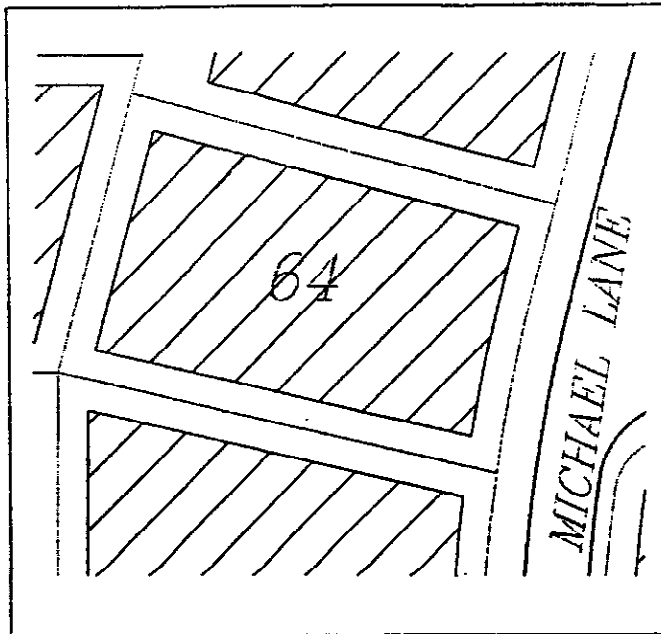
**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup> Lot 64 Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.



**Conservation Zones:**

Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

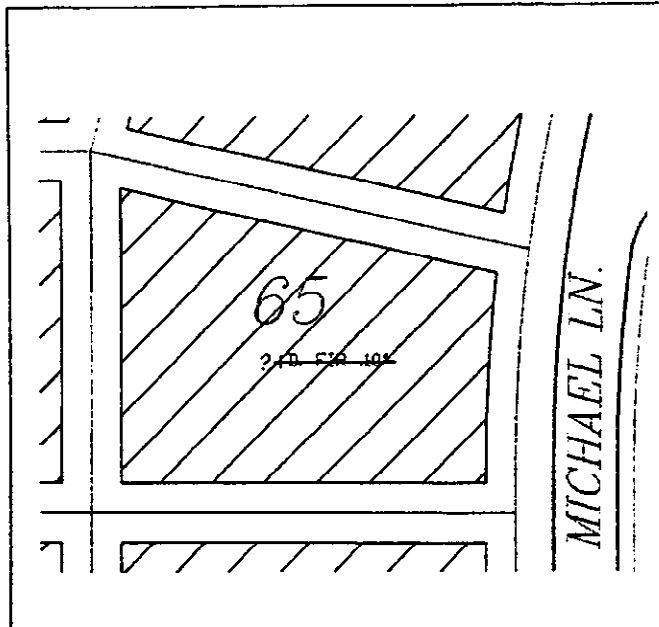


# Braewood West 1<sup>st</sup>

## Lot 65

### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

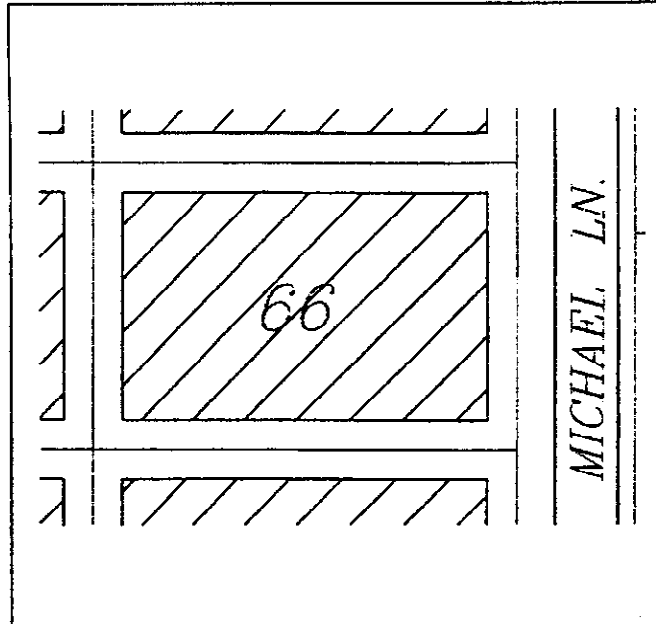


**Conservation Zones:**

Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# **Braewood West 1<sup>st</sup>** **Lot 66** Individual Lot Diagrams

N↑ 1" = 50'




+ = Tree


 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

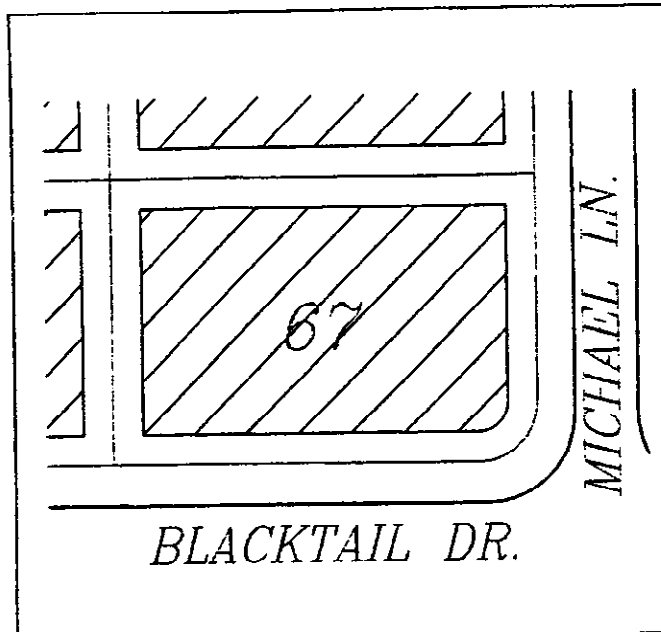
**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 67

### Individual Lot Diagrams

N↑ 1" = 50'




+ = Tree


 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

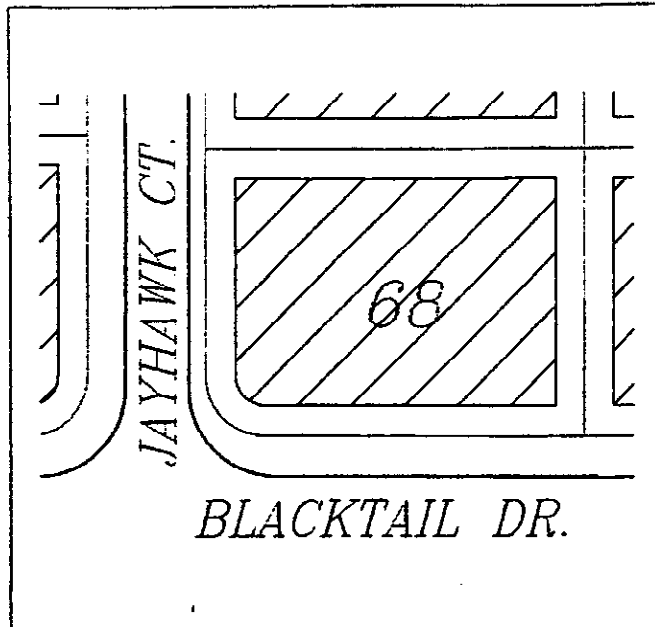
**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

## Braewood West 1<sup>st</sup>

### Lot 68

#### Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**



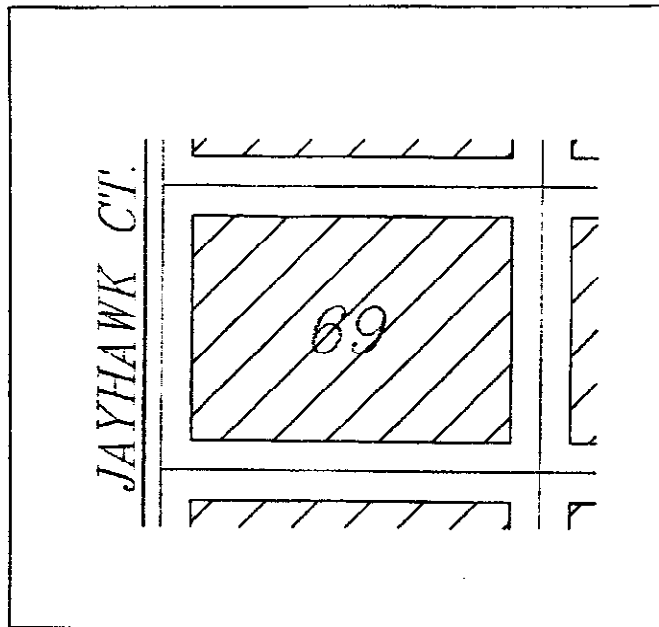
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 69

### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

#### Buildable Area:



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

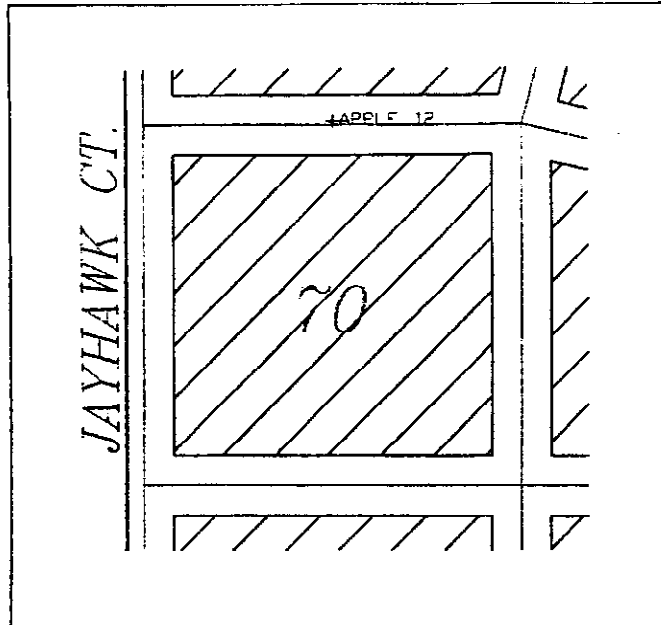
#### Conservation Zones:



Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# **Braewood West 1<sup>st</sup>** **Lot 70** Individual Lot Diagrams

N↑ 1" = 50'




+ = Tree


 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

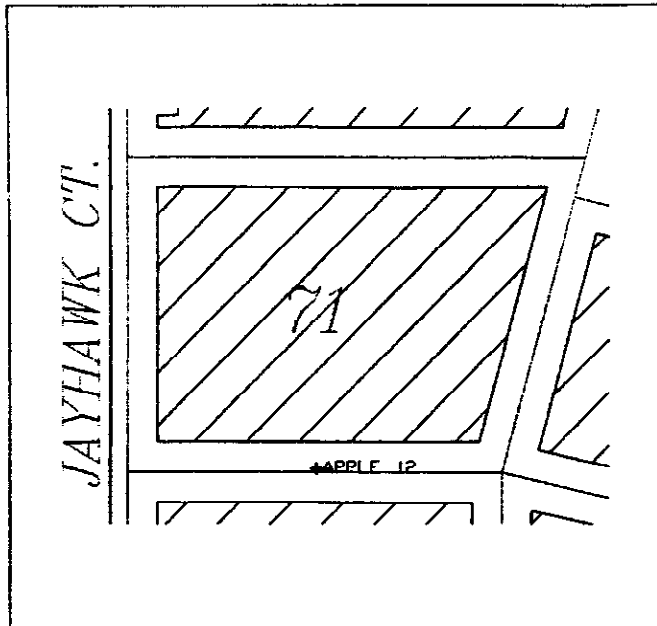
**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

## Braewood West 1<sup>st</sup>

### Lot 71

#### Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**



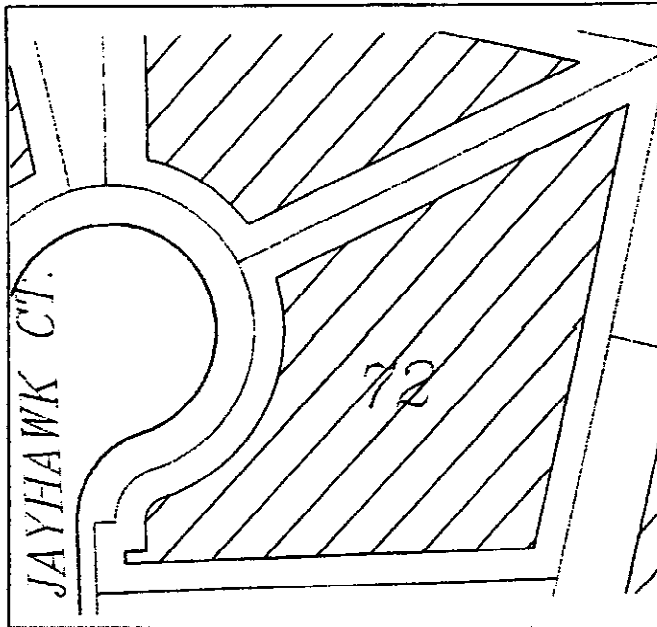
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

## Braewood West 1<sup>st</sup>

### Lot 72

#### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

#### Buildable Area:



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.



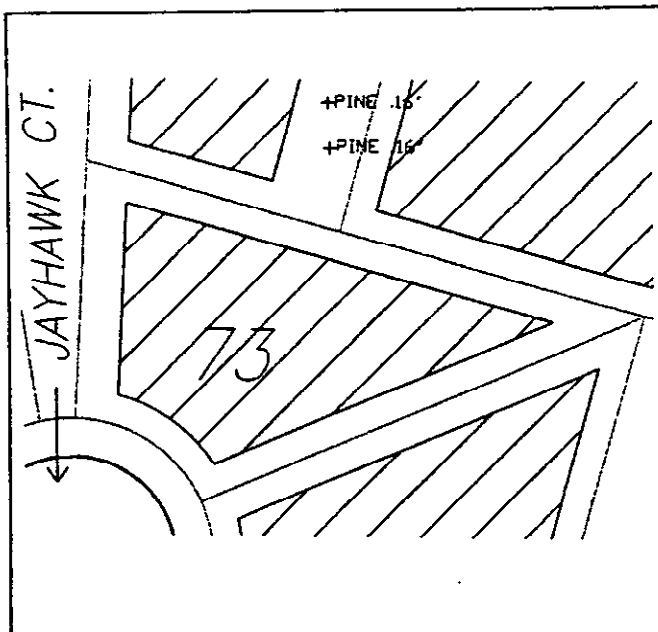
#### Conservation Zones:

Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.



# **Braewood West 1<sup>st</sup>** **Lot 73** Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

= Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.



**Conservation Zones:**

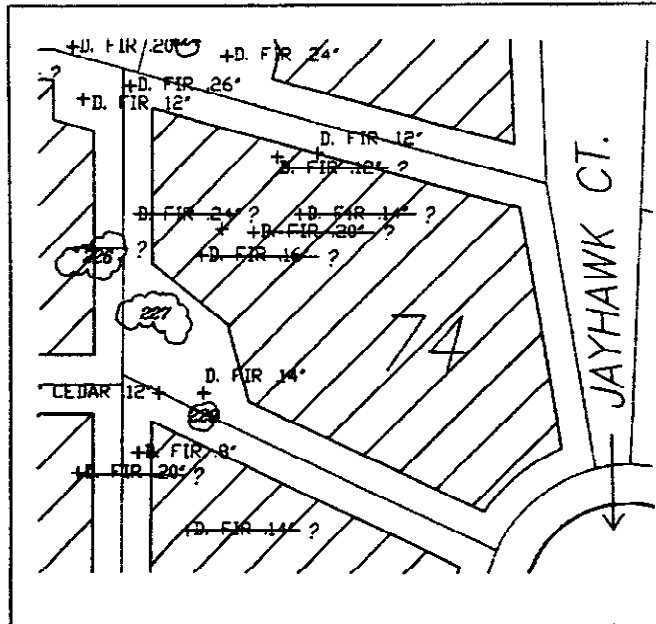
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 74

### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.



**Conservation Zones:**

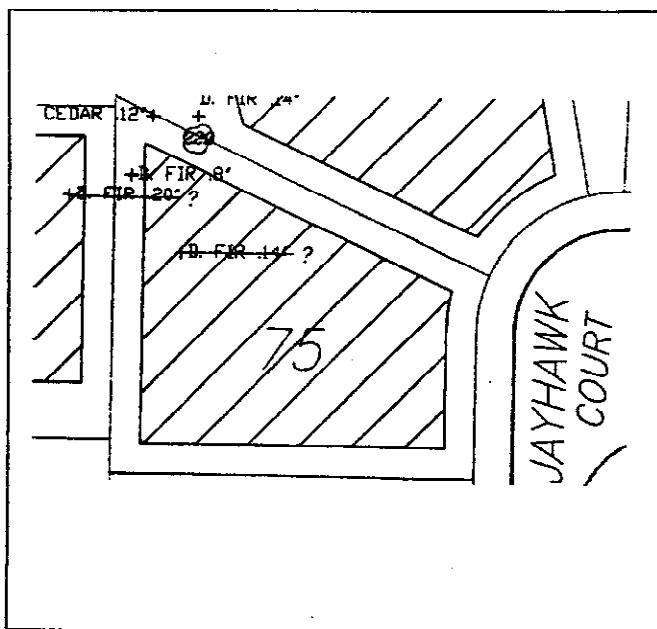
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 75

### Individual Lot Diagrams

N ↑ 1" = 50'




+ = Tree


☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

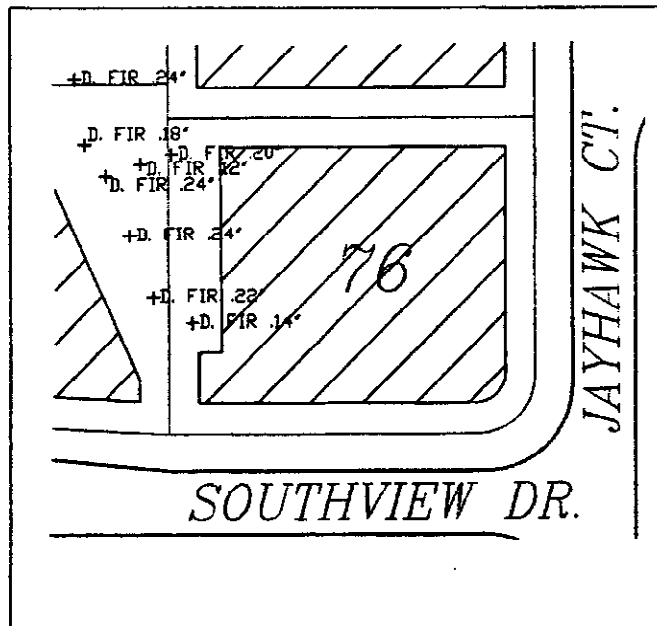
**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 76

### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.



**Conservation Zones:**

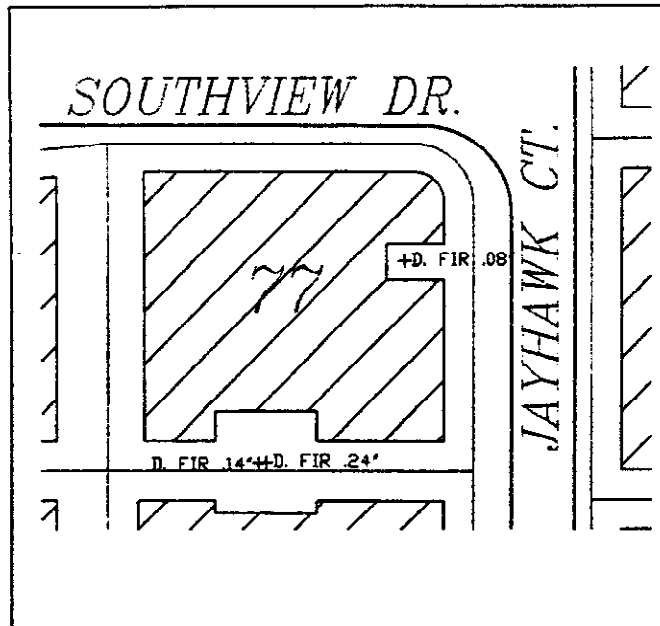
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 77

### Individual Lot Diagrams

N↑ 1" = 50'




+ = Tree


☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

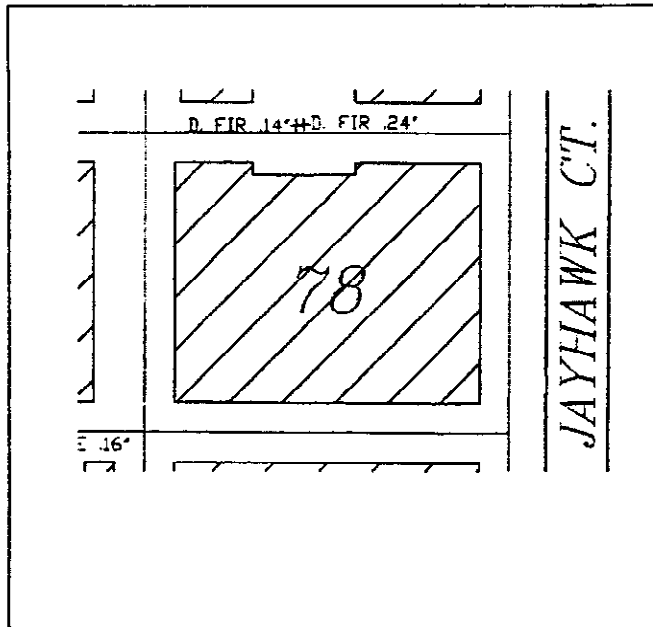
**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 78

### Individual Lot Diagrams

N ↑ 1" = 50'



+ = Tree

☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

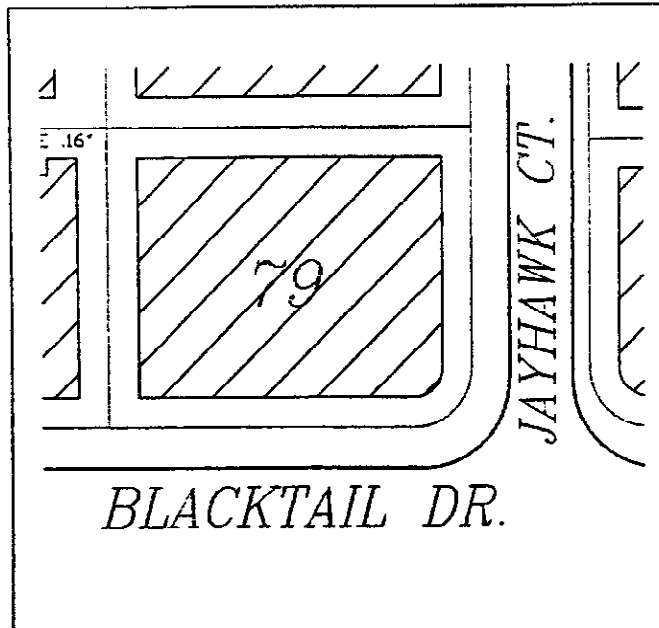


**Conservation Zones:**

Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

**Braewood West 1<sup>st</sup>**  
**Lot 79**  
 Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

= Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:** Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

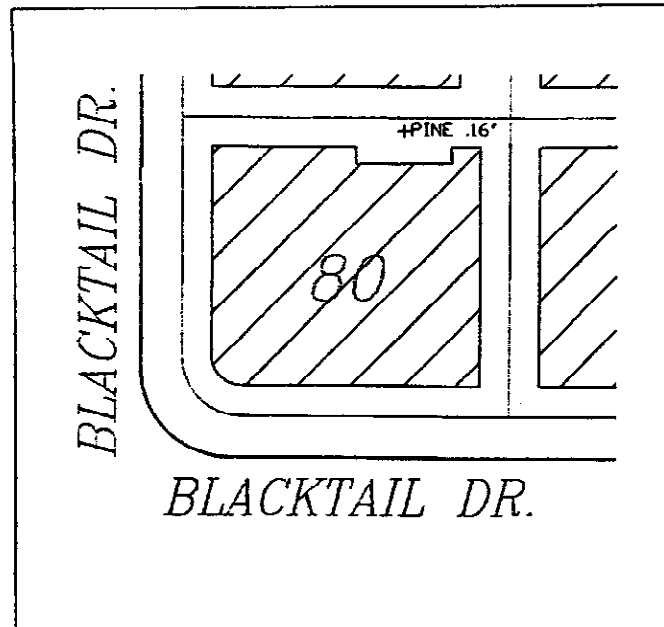
**Conservation Zones:** Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

## Braewood West 1<sup>st</sup>

### Lot 80

#### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**

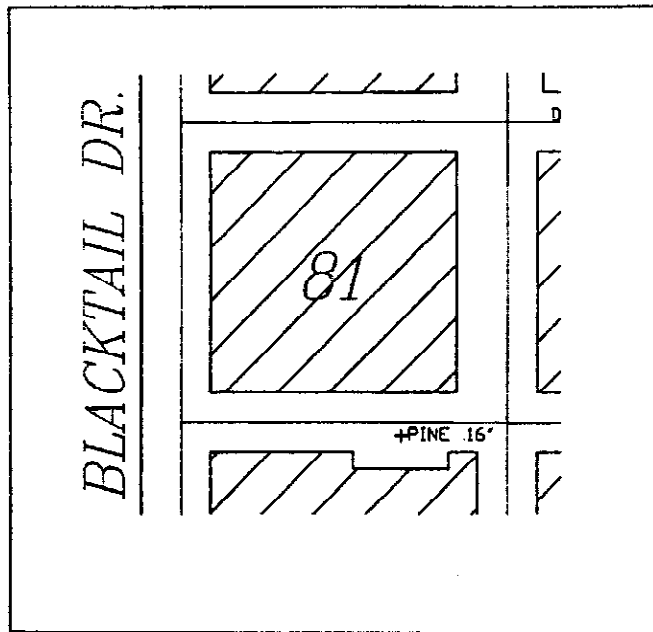


Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.



# **Braewood West 1<sup>st</sup>** **Lot 81** Individual Lot Diagrams

N ↑ 1" = 50'




+ = Tree


 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**  Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

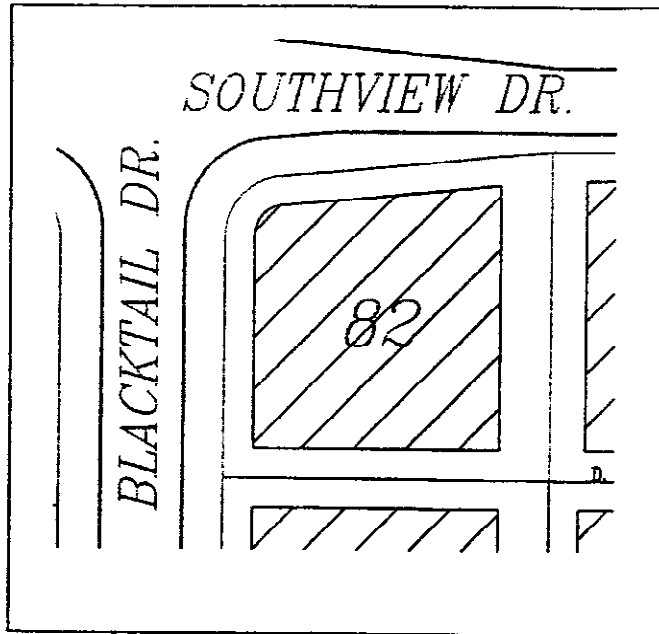
**Conservation Zones:**  Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

## Braewood West 1<sup>st</sup>

### Lot 82

#### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

 = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.



**Conservation Zones:**

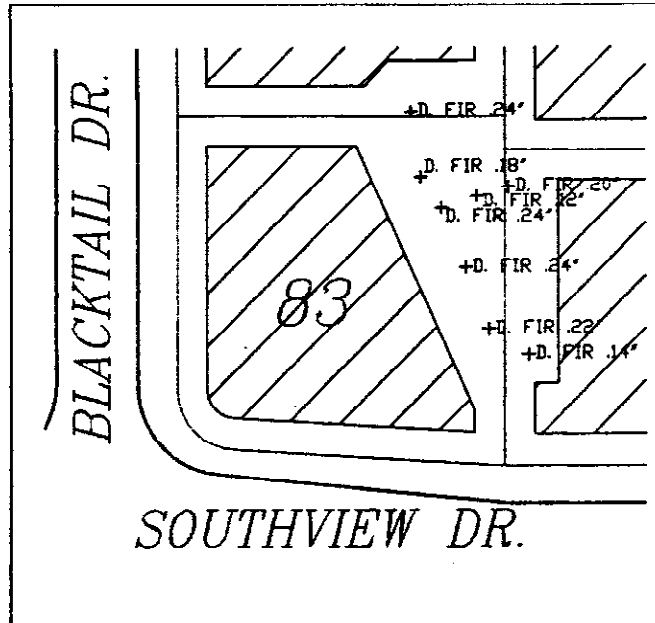
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 83

### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (Discretionary/Buffer Trees). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as Discretionary/Buffer Trees. The owner may remove any Discretionary/Buffer Trees.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.



**Conservation Zones:**

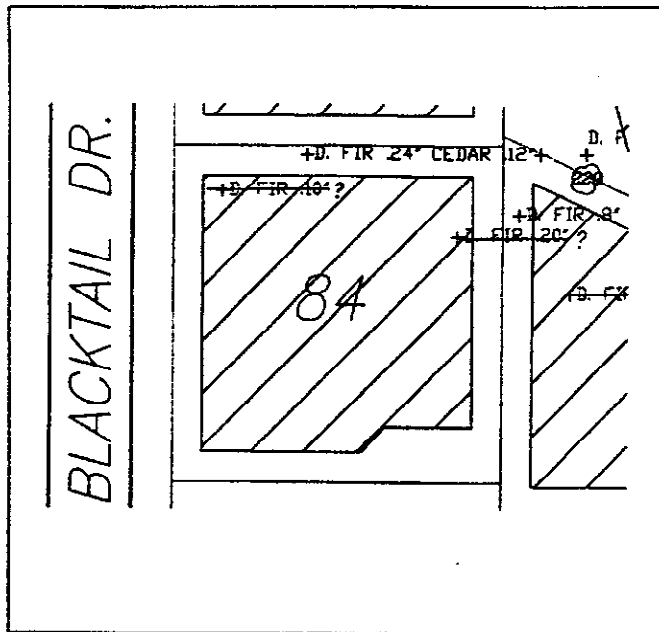
Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# Braewood West 1<sup>st</sup>

## Lot 84

### Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

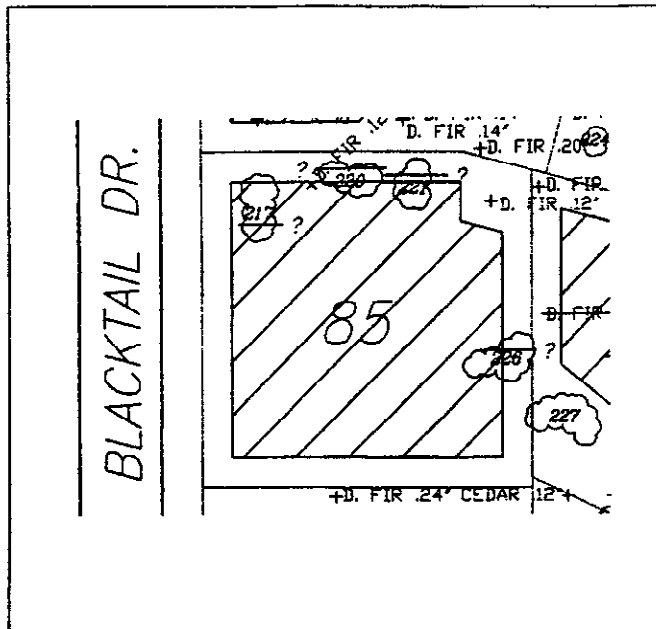


**Conservation Zones:**

Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately-owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

# **Braewood West 1<sup>st</sup>** **Lot 85** Individual Lot Diagrams

N↑ 1" = 50'



+ = Tree

☁ = Tree cluster or tree canopy

? = Denotes a single tree or tree cluster that may be removed (*Discretionary/Buffer Trees*). All other trees may not be removed.

**Tree Clusters:** Trees shown in numbered clusters below may be removed at owner's discretion.

**Tree Table:**

217: 1 - 10" Fir	221: 1 - 10" Fir
2 - 12" Fir	1 - 18" Fir
1 - 14" Fir	1 - 20" Fir
220: 1 - 12" Fir	226: 1 - 14" Fir
1 - 14" Fir	1 - 18" Fir
1 - 16" Fir	1 - 20" Fir
	1 - 28" Fir

**Buildable Area:**



Only within this portion of the lot is construction of a residential dwelling allowed. On some Lots, included within this Buildable Area, there may be trees labeled as *Discretionary/Buffer Trees*. The owner may remove any *Discretionary/Buffer Trees*.

**Restricted Tree Removal:** All trees outside the Buildable Area are to be preserved. No tree located outside a Buildable Area may be removed except under the following conditions: a tree which is dead, diseased, dying, dangerous, hazardous or otherwise a threat to the welfare or safety of the public or the occupant of the lot may be removed only after a written report prepared by a certified arborist is approved by the City of Eugene Planning Division. Tree clusters containing trees that may be removed are identified on the above plan by number and further examined above as to which trees may be removed and which must not be removed.

**Conservation Zones:**



Certain Lots have areas with Conservation Zone overlays. The purpose of Conservation Zones is to preserve the natural character of the area. Fences consistent with those approved in the CC&Rs are allowed within Conservation Zones on privately owned Lots. No landscaping is permitted to be constructed in areas designated as Conservation Zone. Owners may remove non-native, invasive species such as black berry bushes, poison ivy, English ivy, and scotch broom from a Conservation Zone on a privately owned lot and otherwise maintain the Conservation Zone.

AFTER RECORDING RETURN TO:

The Piculell Group  
4820 S.W. Scholls Ferry Rd.  
Portland, OR 97225

Division of Chief Deputy Clerk  
Lane County Deeds and Records

2004-007640



\$36.00

00542233200400076400030036

RPR-AMEN Cnt=1 Str=6 CRSHIER 05 02/04/2004 12:02:01 PM  
\$15.00 \$10.00 \$11.00

FIRST AMENDMENT TO  
DECLARATION OF BRAEWOOD WEST 1ST ADDITION  
PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

This is an amendment to the Declaration of Braewood West 1st Addition Protective Covenants, Conditions and Restrictions.

- Arthur C Piculell Jr & Dee W. Piculell
1. The Declarants created that certain Declaration of Braewood West 1st Addition Protective Covenants, Conditions and Restrictions which were recorded in Lane County, Oregon Deeds and Records Reception No. 2003-123528 of Plat records of Lane County.
  2. Declarants pursuant to ARTICLE III, GENERAL PROVISIONS, 1. TERM AND AMENDMENT have the sole and exclusive authority to terminate, revoke or amend these covenants and restrictions until the last lot has been sold and built upon.
  3. Declarants desire to amend the Residential Covenant in Paragraph Two (2) and Paragraph Nineteen (19) of ARTICLE I. of the Declaration.

NOW, THEREFORE, Declarants hereby amend ARTICLE I. RESIDENTIAL COVENANTS of the declarations as set forth below:

1. Paragraph 2 is deleted and the following paragraph is substituted:
  - a. Paragraph 2 shall read as follows:

2. DWELLING SIZE/SETBACKS

The minimum area of any one-story dwelling within this subdivision shall be a) 1,800 square feet on Lots up to 10,000 sq. ft. in area, b) 2,000 sq. ft. on Lots 10,000 sq. ft. and over in area, and the minimum area of any two-story dwelling within this subdivision shall be 2,200 square feet. The maximum area of an accessory residential dwelling shall be eight hundred (800) square feet. These minimums and maximums are exclusive of

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

FIRST AMENDMENT TO DECLARATION OF  
BRAEWOOD WEST 1ST ADDITION PROTECTIVE COVENANTS,  
CONDITIONS AND RESTRICTIONS

Page 2

garages and open porches. The area of the accessory residential dwelling shall not be included in the home area for the purposes of achieving the minimum area required by these CC&Rs. Minimum setbacks from streets/property lines shall be as follows: Front yard – the greater of ten (10) feet (eighteen (18) feet for garage doors) or the setback required by Discretionary Zone; interior side yard – the greater of five (5) feet or the setback required by Discretionary Zone; corner lot side yard – the greater of P.U.E plus five (5) feet or the setback required by Discretionary Zone; rear yard – the greater of ten (10) feet or the setback required by Discretionary Zone.

2. Paragraph 19 is deleted and the following paragraph is substituted:

a. Paragraph 19 shall read as follows:

**19. EXTERIOR MATERIALS**

Exterior materials must be new and approved for use by the Architectural Control Committee, and in accordance with the provisions appearing in the Contract for purchase of lots in this subdivision. All structure elevations shall be of double-wall construction and all structures shall be constructed entirely on site, excepting exterior wall panels which may be framed and sided off-site. **ROOFING:** Roofing materials must be cedar shingle, cedar shake, tile or dimensional shingle, or Architectural 80 fiberglass shingles (no 3-tab roofing materials allowed) that meet or exceed the following criteria: (A) Minimum manufacturer's warranty of 40 years, (B) Minimum weight of 290 U.S. pounds per square (100 square feet), (C) Class A fire and wind rating from Underwriters Laboratories Inc. (UL). In appropriate circumstances, other material and design in keeping with the quality and character of Braewood will be allowed, subject to approval by the Architectural Control Committee. **SIDING:** The exterior siding material shall be beveled-cedar, stone, brick, stucco or Hardiboard or other wood or cementious, fiber board -type manufactured lap siding specifically approved by the Architectural Control Committee. T-111 plywood or other pressed wood sheet siding shall not be permitted. **WINDOWS:** Windows shall be painted wood or approved vinyl-clad. Exterior doors and garage doors can be either wood, vinyl-clad wood or metal construction. Garage doors can be either wood, or metal construction. In appropriate circumstances the Architectural

FIRST AMENDMENT TO DECLARATION OF  
BRAEWOOD WEST 1ST ADDITION PROTECTIVE COVENANTS,  
CONDITIONS AND RESTRICTIONS

Page 3

Control Committee can approve other materials, keeping with the quality character of Braewood West. ACCENT MATERIAL: Each home shall have visible to the street a minimum of two-hundred (200) square feet of brick, stone or other quality weather-resistant accent veneer or trim product approved by the Architectural Control Committee.

IN WITNESS WHEREOF, the undersigned, being Declarants herein, have set their hand this 30th day of January, 2004.

  
ARTHUR C. PICULELL, JR.

  
DEE W. PICULELL

STATE OF OREGON                     )  
   )  
COUNTY OF WASHINGTON        )

I, Mark E. Lawrence, a Notary Public for the State of Oregon, hereby certify that of the 30th day of January, 2004, personally appeared before me Arthur C. Piculell, Jr. and Dee W. Piculell, who being duly sworn did acknowledge the execution of the foregoing instrument to be their free and voluntary act.



  
Notary Public for Oregon  
My Commission expires: 6/20/04

after recording  
return to: The Piculell Group



Division of Chief Deputy Clerk  
Lane County Deeds and Records

2004-049545



\$36.00

00595532200400496450030031

06/29/2004 02:05:56 PM

RPR-AMEN Cnt=1 Str=15 CASHIER 01  
\$15.00 \$10.00 \$11.00

After Recording Return To:

The Piculell Group, Inc.  
4820 SW Scholls Ferry Road  
Portland, OR 97225

SECOND AMENDMENT TO  
DECLARATION OF BRAEWOOD WEST 1ST ADDITION  
PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

This is an amendment to the Declaration of Braewood West 1st Addition Protective Covenants, Conditions and Restrictions.

1. The Declarants, Arthur C. Piculell, Jr. and Dee W. Piculell, created that certain Declaration of Braewood West 1st Addition Protective Covenants, Conditions and Restrictions which were recorded in Lane County, Oregon Deeds and Records Reception No. 2003-123528 of Plat records of Lane County.
2. Declarants pursuant to ARTICLE III, GENERAL PROVISIONS, 1. TERM AND AMENDMENT have the sole and exclusive authority to terminate, revoke or amend these covenants and restrictions until the last lot has been sold and built upon.
3. Declarants desire to amend the Residential Covenant in Paragraph Two (2) of ARTICLE I. of the Declaration.

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

SECOND AMENDMENT TO DECLARATION OF  
BRAEWOOD WEST 1ST ADDITION PROTECTIVE COVENANTS,  
CONDITIONS AND RESTRICTIONS

Page 2

NOW, THEREFORE, Declarants hereby amend ARTICLE I. RESIDENTIAL COVENANTS of the declarations as set forth below:

1. Paragraph 2 is deleted and the following paragraph is substituted:
  - a. Paragraph 2 shall read as follows:

**2. DWELLING SIZE/SETBACKS**

**DWELLING SIZE:**

The minimum area of any one-story dwelling within this subdivision shall be a) 1,800 square feet on Lots up to 10,000 sq. ft. in area, b) 2,000 sq. ft. on Lots 10,000 sq. ft. and over in area, and the minimum area of any two-story dwelling within this subdivision shall be 2,200 square feet. The maximum area of an accessory residential dwelling shall be eight hundred (800) square feet. These minimums and maximums are exclusive of garages and open porches. The area of the accessory residential dwelling shall not be included in the home area for the purposes of achieving the minimum area required by these CC&Rs.

**SETBACKS:**

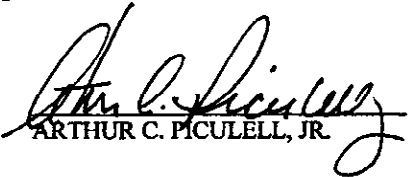
Minimum setbacks from streets/property lines shall be the greater of:

- A. That which is required in the City of Eugene Land Use Code, and
- B. That which is shown on the Braewood West 1st Addition CC&Rs Individual Lot Diagrams (distance from "buildable area" to property lines), and as prescribed within the Braewood Hills 3<sup>rd</sup> Addition Planned Unit Development Approval.

Notwithstanding the above, the minimum front yard setback for Lots 27 through 34 and Lots 41 through 50 shall be the greater of a) ten (10) feet for garages with side entry (18 feet when garage faces the street) or b) the setback required by Discretionary Zone.

SECOND AMENDMENT TO DECLARATION OF  
BRAEWOOD WEST 1ST ADDITION PROTECTIVE COVENANTS,  
CONDITIONS AND RESTRICTIONS  
Page 3

IN WITNESS WHEREOF, the undersigned, being Declarants herein, have set their hand  
this 22nd day of June, 2004.

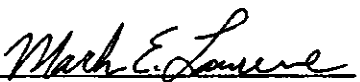
  
ARTHUR C. PICULELL, JR.



  
DEE W. PICULELL

STATE OF OREGON                     )  
  )  
COUNTY OF WASHINGTON         )

I, Mark E. Lawrence, a Notary Public for the State of Oregon, hereby certify that of the  
22nd day of June, 2004, personally appeared before me Arthur C. Piculell, Jr. and Dee W.  
Piculell, who being duly sworn did acknowledge the execution of the foregoing instrument to be  
their free and voluntary act.

  
Notary Public for Oregon  
My Commission expires: 6/20/08

Division of Chief Deputy Clerk  
Lane County Deeds and Records

2004-057538



\$31.00

00605554200400575380020020

07/22/2004 10:20:39 AM

RPR-AMEN Cnt=1 Str=15 CASHIER 06

\$10.00 \$10.00 \$11.00

After Recording Return To:

The Piculell Group, Inc.  
4820 SW Scholls Ferry Road  
Portland, OR 97225

THIRD AMENDMENT TO  
DECLARATION OF BRAEWOOD WEST 1ST ADDITION  
PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

This is an amendment to the Declaration of Braewood West 1st Addition Protective Covenants, Conditions and Restrictions.

1. The Declarants, Arthur C. Piculell, Jr. and Dee W. Piculell, created that certain Declaration of Braewood West 1st Addition Protective Covenants, Conditions and Restrictions which were recorded in Lane County, Oregon Deeds and Records Reception No. 2003-123528 of Plat records of Lane County.
2. Declarants pursuant to ARTICLE III, GENERAL PROVISIONS, 1. TERM AND AMENDMENT have the sole and exclusive authority to terminate, revoke or amend these covenants and restrictions until the last lot has been sold and built upon.
3. Declarants desire to amend the Residential Covenant in ARTICLE I of the Declaration.

NOW, THEREFORE, Declarants hereby amend ARTICLE I RESIDENTIAL COVENANTS of the declarations as set forth below:

1. Paragraph 30 is added:
  - a. Paragraph 30 shall read as follows:

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

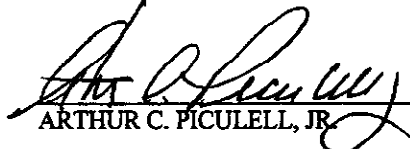
THIRD AMENDMENT TO DECLARATION OF  
BRAEWOOD WEST 1ST ADDITION PROTECTIVE COVENANTS,  
CONDITIONS AND RESTRICTIONS

Page 2

**30. HOMEOWNER'S ASSOCIATION**

All original purchasers of lots within Braewood West 1st Addition are required to become members of the Braewood Homeowner's Association (the "Association") and to abide by all rules, regulations and conditions of membership of the Association and to promptly pay all Association dues and assessments when billed. All successive purchasers of lots within Braewood West 1st Addition shall also be required to become members of the Association.

IN WITNESS WHEREOF, the undersigned, being Declarants herein, have set their hand this 20th day of July, 2004.

  
ARTHUR C. PICULELL, JR.

  
DEE W. PICULELL

STATE OF OREGON                     )  
  )  
COUNTY OF WASHINGTON         )



I, Mark E. Lawrence, a Notary Public for the State of Oregon, hereby certify that of the 20th day of July, 2004, personally appeared before me Arthur C. Piculell, Jr. and Dee W. Piculell, who being duly sworn did acknowledge the execution of the foregoing instrument to be their free and voluntary act.

  
Notary Public for Oregon  
My Commission expires: 6/20/08