

PROPERTY DEVELOPMENT: FREEDOMS AND PROTECTIONS

Guide to CCRs in Southeast Eugene

CCR stands for “Covenants, Conditions and Restrictions.” If you own property in a subdivision with a CCR, you have a live, valid civil contract with the other property owners in your subdivision that governs what development is allowed on your property and theirs.

Since these are private civil contracts, the City has no role or responsibility in implementation and no record of them. Importantly, CCRs override any development plans or permits granted by the City that would violate terms of a CCR. The City acknowledges that its proposed changes to land use code in response to SB2001 will not apply to subdivisions with existing CCRs that contain more restrictive land use requirements. Thus, you may be either (1) protected from unwanted development in surrounding properties in your neighborhood, or (2) free to develop your property with as much infill and other housing as you wish if permitted by your CCR.

Here are some examples of CCR language:

1. No residential lot shall be re-subdivided into building lots.
2. Lots shall be used for residence purposes only, and any structure shall not be for more than one detached family dwelling, not to exceed two stories in height.
3. The building shall be attractive in appearance and in keeping with other structures on said subdivision.
4. No building shall be erected on any lot, resident or business, any portion of which shall be closer than 30 feet from the front lot line, or nearer than 3 feet to any side lot line. Residences built facing the long way of corner lots shall be set back from the property line not less than 15 feet.
5. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

CCRs vary by subdivision, so the limitations and permissions may be very different from one to another. You may be protected from unwanted development around you, or may be free to develop your property as you wish even if your neighbors don't like it.

How to find out if you have a CCR

To learn whether you have a CCR you must first know your subdivision name (your “plat”). To learn your subdivision name, [click here](#) to go to the Lane County map. On the Table of Contents menu to the right, check “Plats” and uncheck everything else. Now enter your address in the address field (upper left). Your subdivision name will be displayed in red on the map. (You may need to close the Table of Contents box to see it.)

Once you know your subdivision, find it listed in alphabetical order on the **SEN CCR Database** below. If the column next to your subdivision name says “Yes”, click the live link to see the public record of your CCR on the Western Title & Escrow website. **Please note:** a few subdivisions have CCRs that are not included there. If the list below says “None” for your subdivision, you may still have one, so see your property deed and title for the final answer.

SEN CCR Database

Plat Name	CC&R?
1991-P0170	None
1992-P0089	None
1992-P0189	None
1993-P0393	None
1994-P0449	None
1994-P0472	None
1994-P0484	None
1994-P0488	None
1995-P0656	None
1996-P0851	None
1997-P0983	None
1997-P1004	None
1997-P1019	None
1997-P1024	None
1997-P1044	None
1997-P1058	None
1998-P1092	None
1998-P1158	None
1998-P1161	None
1999-P1222	None
1999-P1270	None
1999-P1346	None
2000-P1318	None
2000-P1326	None
2002-P1582	None
2003-P1644	None
2003-P1677	None
2004-P1796	None
2005-P1842	None
2005-P1843	None
2005-P1845	None
2006-P1998	None
2006-P2035	None
2007-P2091	None
2007-P2182	None

SEN CCR Database

2008-P2207	None
2008-P2268	None
2008-P2302	None
2011-P1949	None
2012-P2530	None
2012-P2531	None
2013-P2567	None
2014-P2601	None
2015-P2650	None
2017-P2727	None
38th Street PUD	Yes
A + B	None
Amazon Cottages	Yes
Amazon Heights	Yes
Annamidaz	Yes
Arrow	None
B&F Homesites	Yes
Bent Tree	Yes
Boyd	None
Brookside	None
Butte Vista	None
Canyon View Estates	Yes
Carols Place	Yes
Chalet Plateau	Yes
Cherrys Add	Yes
Clifs Heights	None
Cogswell(Black Oak Estates)	Yes (I)
Cold Springs PUD	Yes
Cosmopolitan Homes	None
Craigmont	Yes
Crescent Ridge	Yes
Crestview Add	Yes
Crestwood Terrace	Yes
Crestwood Terrace 1st Add	Yes
Crestwood Terrace 2nd Add	Yes
Crestwood Terrace 3rd Add	Yes
Crestwood Terrace 4th Add	None

SEN CCR Database

Cummins Park	None
Deborah Park	Yes
Deer Park	None
Deer Valley Estates	None
Dillard South	Yes
Dillard Woods	Yes
Dorroh Ranch	None
Doveris	None
Edgewood Estates	Yes
Edgewood Estates 10th Add	Yes
Edgewood Estates 11th Add	Yes
Edgewood Estates 1st Add	Yes
Edgewood Estates 2nd Add	Yes
Edgewood Estates 3rd Add	Yes
Edgewood Estates 4th Add	Yes
Edgewood Estates 5th Add	Yes
Edgewood Estates 6th Add	Yes
Edgewood Estates 7th Add	Yes
Edgewood Estates 8th Add	Yes
Edgewood Estates 9th Add	Yes
Elliot	None
Ellis Parker Gardens	None
Emerald Vista	Yes
Empire Heights	Yes
Fircrest	Yes
Fircrest 1st Addition	Yes
Fircrest 2nd Addition	Yes
Fircrest 3rd Addition	Yes
Fircrest Replat Block 1	Yes
Firland Heights	Yes
Firland Heights 1st Add	Yes
Firland Heights 2nd Add	Yes
Firland Heights 3rd Add	Yes
Firland Heights 4th Add	None
Firland Heights PUD PH 1	Yes
Flowerday	Yes
Flowerday Replat	Yes

SEN CCR Database

Fox Hollow Estates	None
Fox Pines Cluster	Yes
Hilyard Street Add	None
Hiwan Hills	Yes
Holtan	None
Humbolt	Yes
Hunington Heights	PH. 1-5
Hunington Heights PH 1	Yes
Hunington Heights PH 2	Yes
Hunington Heights PH 3	Yes
Hunington Heights PH 4	Yes
Hunington Heights PH 5	Yes
Hunter's Glen P.U.D.	Yes
Hutchason	None
Irish Spring	Yes
Kandeda	Yes
Kincaid Oaks	None
Kingswood Terrace	None
Kiska	None
Kiska 1st Addition	Yes
Kukui Hill	None
Larch East	Yes
Leahy	None
Leahy 1st Add	None
Leatherwood Cluster	Yes
Lorena Turpin Add	Yes
Lowland Heights	None
Lyndon Heights	Yes
Maholo Hills	Yes
Maholo Hills 1st Add	Yes
Malvina Heights	Yes
Manning Heights	None
Markengayle	Yes
Masumoto	Yes
Mckay	Yes
Milton-Clarke Add	None
Milton-Reid	Yes

SEN CCR Database

Montecito Pines	Yes
Nob Hill	Yes
Nob Hill 10th Add	Yes
Nob Hill 11th Add	Yes
Nob Hill 1st Add	Yes
Nob Hill 2nd Add	Yes
Nob Hill 3rd Add	Yes
Nob Hill 4th Add	Yes
Nob Hill 5th Add	Yes
Nob Hill 6th Add	Yes
Nob Hill 7th Add	Yes
Nob Hill 8th Add	Yes
Nob Hill 9th Add	Yes
North Shasta Loop Park	Yes
Oak Hills Development	None
Oak Hills Development 1st Add	None
Oak Hills Development 2nd Add	None
Oak Hills Development 3rd Add (b/t 1	None
Oak Hills Development 4th Add (Sou	None
Oak Hills Development 6th Add	None
Okita	Yes
Overbrook P.U.D.	Yes
Par-Mar	None
Parkdale 1st Add	None
Parmelee	Yes
Pine Ridge Estates	None
Pine Ridge Estates 1st Add	None
Pine Ridge Park	Yes
Pine Ridge Park 1st Add	Yes
Pine Ridge Park 2nd Add	Yes
Piney Woods	None
Praegitzers Addition	Yes
Richmond	None
Ridenour	None
Roberts	Yes
Rosedale 2nd Add	Yes
Rosedale Add	None

SEN CCR Database

Rosedale Amended	None
Saratoga Park	None
Schaller Estates	Yes
Shasta Ridge	Yes
Sheridan Park	Yes
Sheridan Park 1st Add	Yes
Skyline Park Estates	None
Sophies Slopes	Yes
South Hilyard Terrace	Yes
South Ridge	Yes
South Ridge 1st Addition	Yes
Southern Heights	None
Southern Oaks	None
Southern Oaks 1st Add	None
Southern Oaks 2nd Add	Yes
Southern Oaks 3rd Add	None
Southern Oaks 4th Add	None
Southern Oaks 5th Addition	None
Southern Oaks 6th Add	None
Southwood	None
Specer Park Cluster	Yes
Spencer View	Yes
Spencer View 1st Add	Yes
Spencer View 2nd Add	Yes
Spencer View 3rd Add	Yes
Spencers Crest PUD	Yes
Spring East	None
Spring Knoll	Yes
Spring Knoll PUD PH 1	Yes
Spring Knoll PUD PH 2	None
Spring Knoll PUD PH 4	Yes
Spring Terrace PUD	Yes
Springbrook(Wendell Canyon)	None
Springcrest 1st Addition	Yes
Springcrest PUD	Yes
Springcrest PUD PH 2	Yes
Sting Ray	None

SEN CCR Database

Stonewood	None
Sullivan Plat	None
Sunny Hollow	Yes
Sunny Hollow 1st Addition	None
Sunny Hollow 2nd Addition	None
Sunny Hollow 3rd Add	None
Sunny Hollow 3rd Add Replat	None
Sunny Hollow 4th Add	None
Sunny Hollow Replat Blk 6 Lots	None
Sweetbriar	None
Sweetbriar 1st Addition	Yes
Sweetbriar 2nd Addition	Yes
Tahsili	Yes
Tall Pines Estates	Yes
Timber Village	Yes
Timber Village no. 2	Yes
Tree View	Yes
Tys	None
University Heights	None
University Heights 1st Add	None
University Heights 2nd Add	Yes
Valley Vista	None
Venn-Holemar	None
Vine Maple Dell	Yes
Vista Villa	Yes
Vista Villa 1st Addition	Yes
Vista Villa 2nd Addition	Yes
Vista Villa 3rd Addition	Yes
Wayne	Yes
Weir	Yes
Whitepine Ridge	Yes
Willis Heights	Yes
Willis Heights 1st Add	Yes
Willis Heights 2nd Add	None
Willowdale	None
Woodridge	Yes
Woodridge Replate	Yes

The CC&R information provided does not and is not intended to constitute legal advice; instead, all information, content and material are for general informational purposes only.

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