

The following information is intended to assist you in your decision to buy or build on Oregon Shores Recreational Club, Inc. (OSRC) property. Prior to investing, visit our website: [osrc2.org](http://osrc2.org) to obtain copies of our Restated Declaration of Restrictions (CC&R's) and amended Bylaws. These documents provide information related to State/Local Building Codes, OSRC policies, procedures and resolutions and the use of our common facilities, Park, Roads & Water System.

Prior to purchasing OSRC property, with the intent of building a home, there are three things that should be investigated: (1) the cost to provide electrical power, (2) the accessibility to a standard septic system, (3) the procedures and cost of connecting to OSRC water system.

Listed in the CC&R's are two resolutions that will affect all future building plans. The minimum "foot print" of any home dwelling is 1,200 square feet, exclusive of garages and porches. The maximum height of any and all buildings is 25 feet.

Most lots in OSRC have power access in reasonable proximity, but some building sites may encounter sizable costs if a power source is not close by, plus the associated cost of running all power lines underground. Contact Pacific Power at (888- 221-7070) for associated costs.

All of the lots in OSRC were "septic system perk-tested by the original developer. These original perk-tests are no longer valid. The Klamath County On Site Department (541-883-5121) will frequently require a new perk-test before issuing standard septic permits, at owner's expense. Current septic system code changes require additional space reserved for a "back-up" drain field. This requirement reduces available building space, rendering some smaller lots unsuitable for a standard septic system. However, new septic systems have been developed to fill most applications but at an increased cost of a standard system.

**Water Connection Policy** (October 6, 2020) – Now therefore, it is hereby Resolved as follows:

1. All prior policies and resolutions regarding water hook up and the charges therefore are rescinded.
2. No owner may perform or contract for work to be performed on the Common Property without prior written consent of the Board.
3. Only the Association or contractors approved by the Association may perform work on the Common Property. A contractor will not be approved for water main hook up unless the contractor is licensed, bonded and insured, and WD1 (Water Delivery 1) or WT1 (Water Transfer 1) certified. The contractor shall name the Association as an additional insured prior to commencement of work.
4. Only meters, boxes or other equipment supplied by or approved by the Association may be installed.
5. The Association will provide hook up installation services for its estimated average cost, without profit, of \$2,750. The Association from time to time may adjust its average cost based on updated cost information or changes in services, equipment, labor or bulk purchasing.
6. Installation by a contractor must be scheduled in advance at a time and date convenient to the Association. All installations must be inspected and approved by the Association prior to backfill. The Association will charge \$35 per hour, with a minimum of one hour will be charged to the lot owner.
7. Any extraordinary or unanticipated common expenses, or damage to the common property will be charged to the lot owner.
8. County septic approval is required prior to water hook up approval or installation.

With a comprehensive understanding of the prior noted electric, septic and water questions, you are ready to continue with your building plans. We have found it beneficial to start with a preliminary OSRC Architectural Review. OSRC building policies, procedures and resolutions are ahead of, **and in addition to** State and County requirements. The Architectural Review notifies the Board of Directors of your intentions to build and will assure the building process runs smoothly, saving time and often times additional expenses.

Contact the OSRC office for Architectural Review Forms and for property measurements and boundaries of your lot. Draw a site map as close as possible to scale, draw the position of the house, garage, driveways, out buildings and front, side and back setback lines. Pay close attention to the setbacks (see CC&R's, Section 3, a & b): (10) feet from the sides boundary, (25) feet from the front and back boundaries. for corner lots (15) feet to the side boundaries. Keep a copy of your site plan, you will need it when applying for a septic permit.

Mail or email your completed Architectural Review Submission Form, Hold Harmless, site plan and a cover letter explaining your general building plan, time frames and any particular complications requiring special attention. Email is preferred so both parties have copies of all documents discussed. Please allow ample time to complete all application documents before sending them to the review committee. The Architectural Review process takes time and construction starts will be delayed if documents are incomplete or missing. If you have any questions regarding documents, policies or issues not covered in this guideline, please email them to [oregonshores2@gmail.com](mailto:oregonshores2@gmail.com).

Once the preliminary Architectural Review has been approved, building blueprints and permits can be pursued with confidence knowing OSRC policies and resolutions are satisfied.

A Final Architectural Review approval is required prior to the start of any construction or building, including the digging of test holes, clearing or leveling. The final approval requires copies of all County recorded blue prints and all building permits.

### Helpful Phone Numbers:

**Klamath County Community Development Dept. – 541-883-5121**  
305 Main St., Klamath Falls, OR 97601

**Pacific Power – 888-221-7070**

**CenturyTel Telephone – 800-637-9843**

**Oregon Utility Notification Center – 800-332-2344**  
**(CALL BEFORE YOU DIG!)**

**Chiloquin Post Office – 541-783-2745**

**Waste Management – 541-884-7706**

Other points to consider when planning and during building projects:

**Manufactured homes are prohibited on the following blocks & lots!**

**TRACT 1113**

**ALL LOT BLOCKS:**

17A, 18, 20, 21, 22

**SPECIFIC LOTS**

B 19: Lots 1 thru 26 & Lots 43, 44, 45

**TRACT 1184**

**ALL LOT BLOCKS:**

B35, 41, 42, 43, 44, 45, 46, 47, 48, 49

**SPECIFIC LOTS**

B33: Lot 1, & Lots:18 thru 20

B34: Lots 1 thru 16

B36: Lots 17 & 18

B37: Lots 11 & 12

B38: Lots 1 thru 10

B39: Lots 1 thru 3 & Lots 15 thru 25

B40: Lots 21 thru 38

- No Buildings, Storage Sheds, Carports, or Garages, RV's, Trailers, or Tents allowed on any lot, until the Architectural Review has been submitted and approved.
- If you are going to act as your own General Contractor, you will be required to provide a \$1,000,000 General Liability Insurance Policy naming OSRC as addition insured.
- Oregon Utility Notification Center (800-332-2344) must be called prior to any and all digging.  
(CALL BEFORE YOU DIG!)
- Open test holes and trenches must be clearly marked with caution tape or cones until re-filled.
- Refer to the CC&R's & Bylaws often during planning and construction.