How-To Guides

Find Covenants, Conditions, and Restrictions (CC&Rs) or Bylaws for a Property

What are Covenants, Conditions & Restrictions (CC&Rs)

Covenants, conditions, and restrictions (also called "CC&Rs") are used by many "common interest" developments, including subdivisions, planned unit developments, condominiums and co-ops, to regulate the use, appearance, and maintenance of properties in the development. In addition, an area that has a homeowner’s association (HOA) or condominium association may also have bylaws that regulate the use of property in that area.

These CC&Rs and bylaws can often be found in RLID. However, RLID is currently limited to showing only scanned images for documents recorded since around 1994. The database information (including the recorded document number) is still available for older documents and can be very useful in finding related documents (e.g. a CC&R document related to a subdivision document) at Lane County Records more quickly.

There are two ways to get the CC&Rs for a property in RLID.

- From the Standard or Advanced Property Search application
- From the Documents & Records Search application

Getting CC&Rs from the Standard or Advanced Property Search Application

The Standard and Advanced Search applications allow searching by various search terms. Select the View detailed property report icon for any of the search results. Go to the Township-Range-Section / Subdivision Data section to find the Subdivision name and Recording Number (in YEAR-DOCNUM format). These can be used to search for the subdivision in the Documents & Records Search application.

In a planned RLID enhancement, the Detailed Property Report will link to the document image and report for the subdivision, saving you a second search in the Documents & Records Search application.
Getting CC&Rs from the Documents & Records Search Application

The Documents & Records Search application gives access to over 150 types of recorded documents. The relevant documents for this discussion are as follows:

- **SUBDIVISION**  Subdivision recordings
- **RESTRICTION**  Property or owner restrictions of various kinds, including Covenants, Conditions & Restrictions (CC&Rs)
- **BYLAWS**  Home owner association (HOA) and condominium association bylaws

All documents can be found in the Documents & Records Search application via one or more search terms, such as grantor/grantee, document time frame (e.g. year recorded), document type, or map/taxlot.

To get to the CC&Rs for THE NINES subdivision, type “THE NINES” into the Grantor/Grantee field and select SUBDIVISION from the Document Type field. You will get the following search result (Figure 1).

![Figure 1: Search Result for the THE NINES, SUBDIVISION](image)

You may need to tinker with the name of the subdivision entered in the Grantor/Grantee field to find the correct name as entered in the Lane County Records database.
You can select the View document image icon to view the scanned subdivision document (Figure 2).

![Figure 2: A subdivision document](image)

Notice that the CC&Rs are mentioned on the subdivision document (Figure 3).

![Figure 3: The CC&R section on a subdivision document](image)

However, the document number shown may not always be the most current CC&Rs as revisions may have been adopted later. Always refer to the referenced documents for the subdivision (see below) for the current CC&Rs.
Select the **View document detail** icon to view the document report (database entry) for this subdivision.

*Figure 4: The document report for THE NINES subdivision*

Notice the Referenced Documents section where related documents are listed.
Select the **View document image** icon in the RESTRICTION document’s row to view the scanned CC&R document for THE NINES subdivision (Figure 5).

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**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE NINES**

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE NINES (“Declaration”) is made by Nine Springs, LLC, an Oregon limited liability company (“Declarant”).

**RECITALS**

Declarant is the owner of all the real property and improvements thereon located in Lane County, Oregon, described as follows (the “Property”):

- Lots, inclusive, as shown on the plat map filed for record as Instrument

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*Figure 5: The CC&Rs (excerpt) for THE NINES subdivision*
The bylaws for the home owner’s association in this subdivision are also available from the subdivision’s document report page (Figure 6).

BYLAWS OF
THE NINES HOMEOWNERS’ ASSOCIATION

ARTICLE I – GENERAL PROVISIONS

Section 1. Applicability. These bylaws provide for governance of The Nines Homeowners’ Association, an Oregon nonprofit corporation, which has been organized for the purpose of providing maintenance, repair, replacement and upkeep for the Commonly Maintained Property of the planned community known as The Nines, located in Lane County, Oregon, and to promote the health, safety and welfare of the residents of such planned community.

Section 2. Office. The principal office of The Nines Homeowners’ Association shall be designated from time to time by the Board of Directors.

The bylaws documents can also be found via a search in the Documents & Records Search application for the BYLAWS document type.