



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 home owner'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.

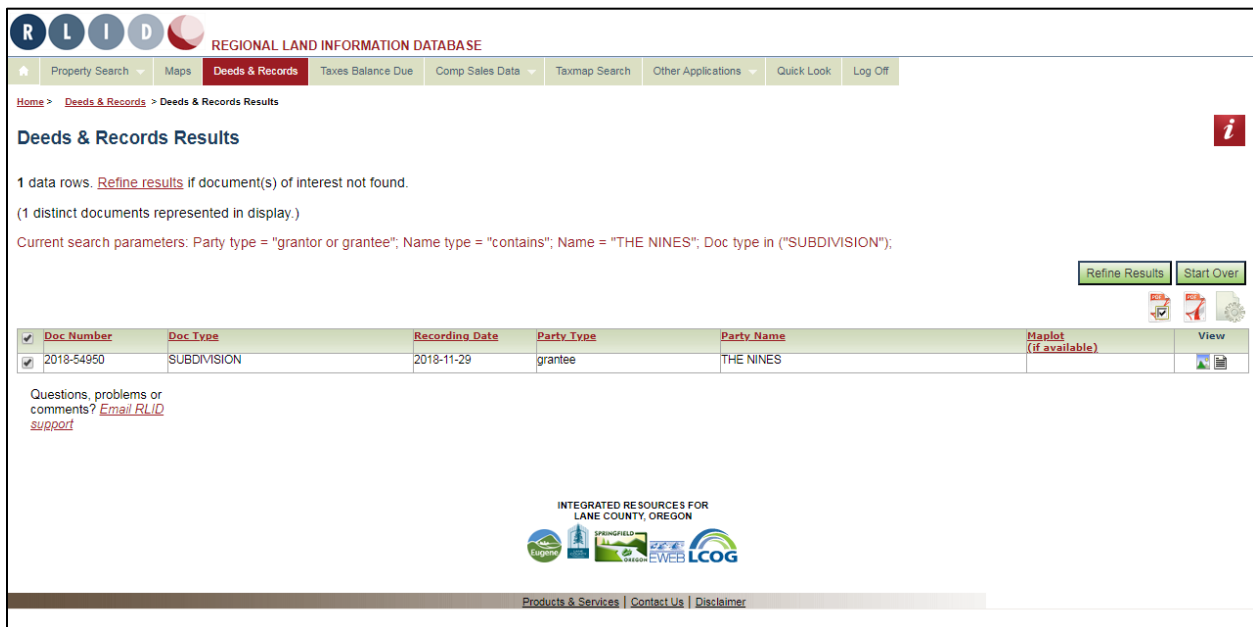
Getting CC&Rs from the Documents & Records Search Application

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).



The screenshot shows the RLID website interface. At the top, there is a navigation bar with 'Property Search', 'Maps', 'Deeds & Records' (highlighted), 'Taxes Balance Due', 'Comp Sales Data', 'Taxmap Search', 'Other Applications', 'Quick Look', and 'Log Off'. Below the navigation bar, the page title is 'Deeds & Records Results'. A message indicates '1 data rows. Refine results if document(s) of interest not found. (1 distinct documents represented in display.)'. The current search parameters are: Party type = "grantor or grantee"; Name type = "contains"; Name = "THE NINES"; Doc type in ("SUBDIVISION"). A table displays the search results:

Doc Number	Doc Type	Recording Date	Party Type	Party Name	Maplot (if available)	View
2018-54950	SUBDIVISION	2018-11-29	grantee	THE NINES		

At the bottom of the page, there are logos for 'INTEGRATED RESOURCES FOR LANE COUNTY, OREGON' and 'LCOG'. A footer contains links for 'Products & Services', 'Contact Us', and 'Disclaimer'.

Figure 1: Search Result for the THE NINES, SUBDIVISION

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).

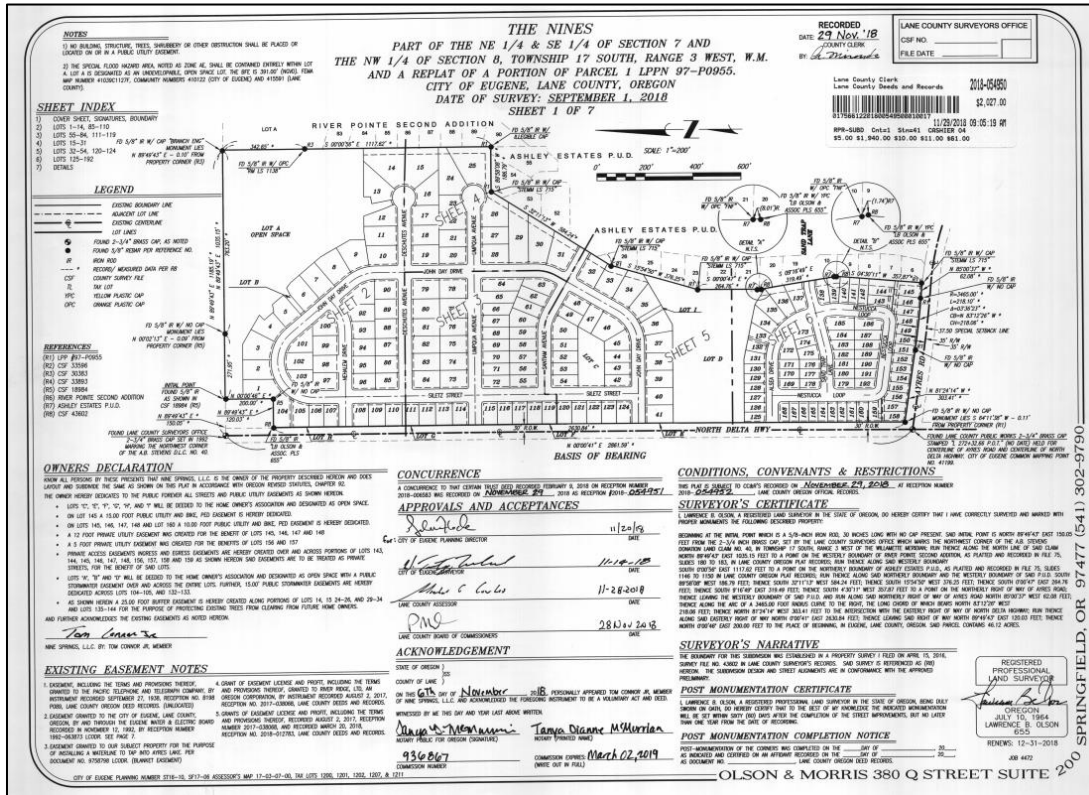



Figure 2: A subdivision document

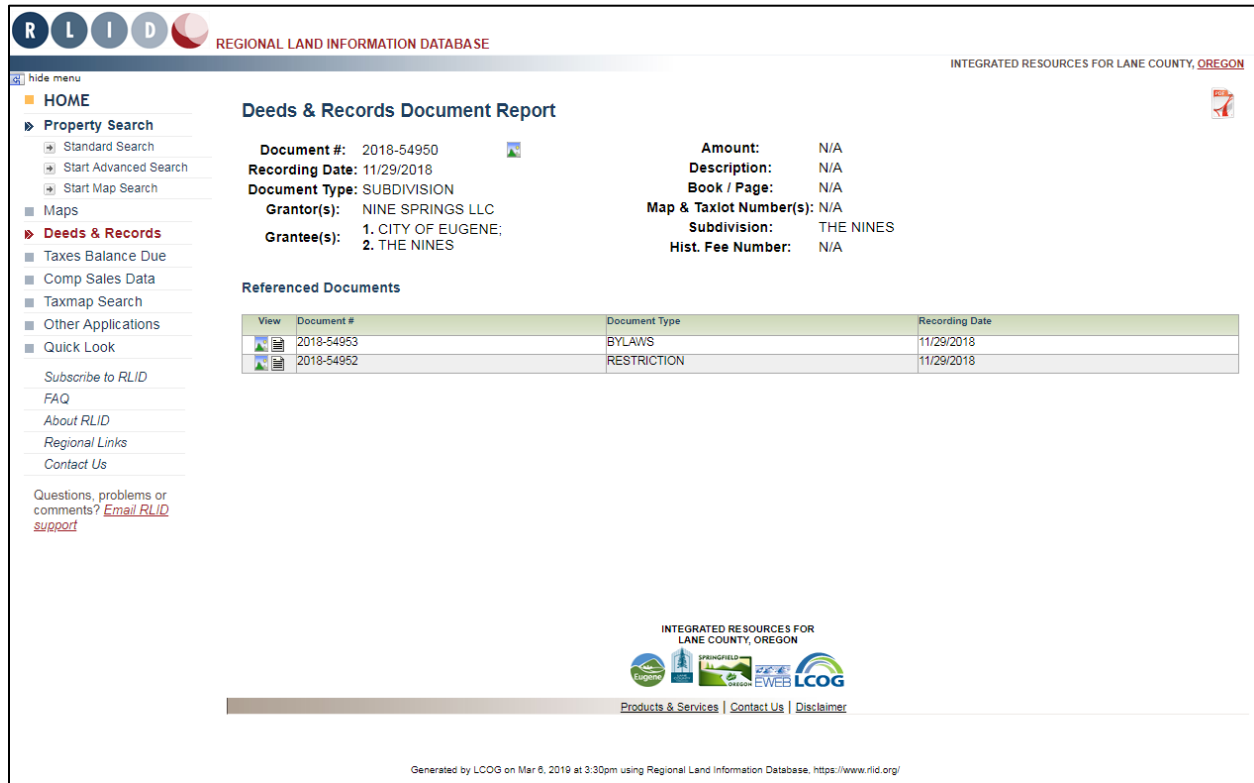
Notice that the CC&Rs are mentioned on the subdivision document (Figure 3).



Figure 3: The CC&R section on a subdivision document

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.



REGIONAL LAND INFORMATION DATABASE

INTEGRATED RESOURCES FOR LANE COUNTY, OREGON

Deeds & Records Document Report

Document #: 2018-54950 

Recording Date: 11/29/2018

Document Type: SUBDIVISION

Grantor(s): NINE SPRINGS LLC

Grantee(s): 1. CITY OF EUGENE;
2. THE NINES

Amount: N/A

Description: N/A



Book / Page: N/A

Map & Taxlot Number(s): N/A

Subdivision: THE NINES

Hist. Fee Number: N/A


Referenced Documents

View	Document #	Document Type	Recording Date
	2018-54953	BYLAWS	11/29/2018
	2018-54952	RESTRICTION	11/29/2018

Generated by LCOG on Mar 6, 2019 at 3:30pm using Regional Land Information Database. <https://www.rlid.org/>

Figure 4: The document report for THE NINES subdivison

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).

<p>AFTER RECORDING, RETURN TO: Rebecca S. Schwarzkopf Arnold Gallagher P.C. 800 Willamette Street, Suite 800 Eugene, OR 97401</p>	<p>Lane County Clerk Lane County Deeds and Records</p> <p>2018-054952</p> <p>\$217.00</p> <p>01756614201800549520270276</p> <p>11/29/2018 09:05:19 AM</p> <p>RPR-REST Cnt=1 Stn=41 CASHIER 04 \$135.00 \$10.00 \$11.00 \$61.00</p>
<p>DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE NINES</p>	
<p>THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE NINES (“Declaration”) is made by Nine Springs, LLC, an Oregon limited liability company (“Declarant”).</p>	
<p>RECITALS</p>	
<p>Declarant is the owner of all the real property and improvements thereon located in Lane County, Oregon, described as follows (the “Property”):</p>	
<p>Lots, inclusive, as shown on the plat map filed for record as Instrument</p>	


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).

AFTER RECORDING, RETURN TO:
Rebecca S. Schwarzkopf
Arnold Gallagher P.C.
800 Willamette Street, Suite 800
Eugene, OR 97401

Lane County Clerk
Lane County Deeds and Records

2018-054953



\$112.00

01756615201800549530060062

11/29/2018 09:05:19 AM

RPR-BYLV Cnt=1 Stn=41 CASHIER 04
\$30.00 \$11.00 \$61.00 \$10.00

**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.

Figure 6: The bylaws (excerpt) for HOA at THE NINES subdivision

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