



Covenants, Conditions & Restrictions (CCRs)

Roads

All of the roads within the Westwood Phase 1 Subdivision and within Pinecrest Ridge Subdivision are public roads not maintained by the county. Road maintenance and repair is provided as established in the Pinecrest Road Maintenance Agreement. All costs, obligations and contributory fees paid by homeowner's are as outlined in the Pinecrest Road Maintenance Agreement.

Property owners within Pinecrest Ridge cannot build structures or fences beyond their property boundaries within the road right of way which is 60 feet wide.

Fire hammerhead turnarounds are in place at the east end of Pinecrest Drive and the south end of Rio Vista Lane. These turnarounds are to be protected in place and property owners cannot build structures or fences within these turnarounds. The hammerhead must remain 120 feet in length perpendicular to the roadway and 20 feet wide on each of the 3 legs.

Property Owners may use these turnarounds as the start to their driveway, but gates must be setback to maintain the minimum measurements stated.

Construction

There are no restrictions on size or type of dwelling construction as allowed under local regulatory rules and regulations within the Pinecrest Ridge Subdivision.

There are no restrictions on construction of auxillary buildings nor size or type of buildings as allowed under local regulatory rules and regulations.

All outdoor lighting fixtures must be installed in a manner to prevent light trespass as per Crook County Code Section 18.126.040.

As required by 2022 Oregon State Fire Code Appendix B; all dwellings and ADU's constructed within Pinecrest Ridge Subdivision must be equipped with an approved automatic sprinkler system meeting the requirements of section 903.3.1.1, 903.3.1.2 or 903.3.1.3 due to the number of dwellings on a single access road and a lack of water flow supply available for fire.

No construction of structures, whether a permit is required or not, is allowed within 200 feet of the rimrock as per Crook County Code Section 18.124.100.

All applicable permits are the responsibility of the property owner as required by Crook County Building Department.

Additional Dwelling Units (ADU's)

Construction of ADU's is not restricted within Pinecrest Ridge Subdivision as is allowed by local regulatory rules and regulations.

As required by 2022 Oregon State Fire Code Appendix B; all dwellings and ADU's constructed within Pinecrest Ridge Subdivision must be equipped with an approved automatic sprinkler system meeting the requirements of section 903.3.1.1, 903.3.1.2 or 903.3.1.3 due to the number of dwellings on a single access road and a lack of water flow supply available for fire.

Pinecrest Ridge Subdivision

All applicable permits are the responsibility of the property owner as required by Crook County Building Department.

Livestock

There are no restrictions on raising livestock within Pinecrest Ridge Subdivision regarding type or quantity.

Livestock owner's within Pinecrest Ridge Subdivision must keep all livestock contained within their property boundaries at all times.

200ft Rimrock Setback

No construction of structures, whether a permit is required or not, is allowed within 200 feet of the rimrock as per Crook County Code Section 18.124.100.

No disposal of garbage, household waste, construction or demolition debris is allowed within 200 feet of the rimrock.

No disposal or storage of inoperable vehicles, RV's, boats, aircraft or equipment is allowed within 200 feet of the rimrock.