



## ETA Seller

Notify the Association's Board of Directors of your intent to sell

Ensure that your realtor is well versed in the Association's Covenants, Conditions, and Restrictions.

"For Sale" signs may only be staged in your living room window, not on the common grounds. (Certain provisions are available to owners on Brae Burn.)

"Open House" tours should respect your neighbors. Encourage Buyers to park in designated spaces only.



## ETA Buyer

*Review and Understand the ETA Covenants, Conditions, and Restrictions Conveniently Located on the web*

The exterior of all building and all of the common grounds are exclusively managed by the Association.

Parking is restricted and no long-term storage of RVs or Boats is available.

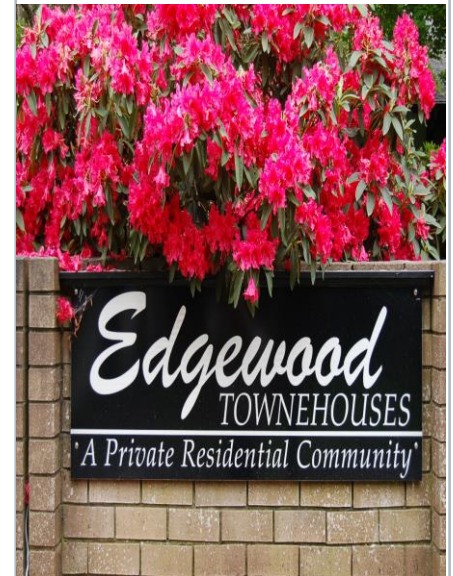
Annual Assessments are paid monthly and are due on the 1<sup>st</sup> day of the month.



Edgewood Townhouse Association  
PO Box 5424  
Eugene, Oregon 97405

[www.edgewoodtownhouseassociation.org](http://www.edgewoodtownhouseassociation.org)

## Edgewood Townhouse Association



A Great Place to Live



Visit us at  
[www.edgewoodtownhouseassociation.org](http://www.edgewoodtownhouseassociation.org)



## Q&A

The designers of the Edgewood Townhouses were an award-winning architecture firm known as Lutes and Amundson, Architects and Community Planners. Donald Lutes, a 1950 graduate from the University of Oregon, began his practice in Springfield, Oregon. His business partner, John M. Amundson Jr., another graduate from the UO School of Architecture was also a professor of Architecture and Planning at the UO. These two architects became the first practice to combine architecture and urban planning in Oregon.

Their vision was to build single-family residences, fully utilizing the lot-size on which they were built – not apartments, not duplexes – but a townhouse. In addition to this goal, the envisioned the townhouses set in a private park reserved for the exclusive use and enjoyment of the association members and their guests. The

private park included a swimming pool, a neighborhood recreation building, private driveways, streets, and walkways, with natural streams, and waterfalls. The two architects teamed with one of the premiere construction companies of the time, Breeden Bros., and the award-winning landscape architects, Lloyd Bond and Associates, to create Edgewood Townhouses.

So, we live in privately owned townhouses in a private park through our membership in the Edgewood Townhouse Association. You own your townhouse, the land underneath it, and joint ownership, thorough voting rights of the private park, and all of the facilities. You are entitled to be creative inside of your townhouse and patio area, but the exterior of the buildings, the driveways, streets and the grounds belong to us all and are maintained to retain and preserve the natural character and design of the original plan.

May I swim alone in the pool? *When swimming, State law requires two*

May I swim alone in the pool? *When swimming, State law requires two swimmers at the pool. An adult over the age of 18 must be present if the swimmer is a child under the age of 14 years old.*

May I solicit my business to other owners? *Professionals are welcome as homeowners, but keep your professional life at work. Soliciting is prohibited.*

Are pot-bellied pigs permitted as pets? *No. Pot-bellied pigs are not permitted as pets. Birds, fish, cats, and dogs are permitted as pets.*

Can I use the Clubhouse for garage sales or art sales? *The Clubhouse is not to be used for commercial enterprise. The Clubhouse may be reserved for non-commercial family, recreational, social, club, and educational events.*

Can I paint the interior surfaces and walls of my townhouse purple with yellow trim? *Yes, interiors are the owner's responsibility.*

Can I paint the exterior surfaces of my townhouse? *No, the Association maintains the exterior of all buildings and all common grounds.*

Is there a Community Garden on the site? *There is no Community Garden at the site; however, there is a park-like setting for homeowners and their guests' enjoyment.*