Surfland Construction and Remodeling Guidelines

* All new exterior construction and modifications of existing structures must be approved by the Surfland Improvement Committee (IC), *whether or not* the project requires a permit from Lincoln County. This includes sheds and other outbuildings, fences and retaining walls, and excavations, but excludes routine maintenance, painting, replacing existing roofs, doors or windows, and landscaping that does not require tree removal.
* Tree removals require IC approval. Go to [www.surflandhoa.org](http://www.surflandhoa.org) for a removal request form.
* Contact improve\_com@surflandhoa.org before starting your project.
* Please read the Surfland CCRs (www.surflandhoa.org) and also contact Lincoln County planning about their requirements for developing and modifying residential property (www.co.lincoln.or.us/planning). The Surfland IC will be able to give you more information when you talk with them. They are an invaluable resource. They will offer help and suggestions for maintaining Surfland’s forested environment and our residential quality of life, including privacy.
* If a permit is required from Lincoln County, you must contact the IC again after you receive the permit and before you begin work.
* Before you contact the IC, please draw up a sketch of your proposed project. This should include elevations (height dimensions) in addition to length and width dimensions. Include distances from your property lines. Include the placement of trees that will be removed for the project.
* Plan far enough ahead to allow for the IC’s 30-day approval window for construction projects requiring a county permit and 10-day for all others, including tree removal. All efforts are made to expedite the process, but IC members are volunteers with often busy schedules.
* Please note any construction or tree removal undertaken without IC approval will result in a monetary fine. Thank you.