

Homes Association of Cedar Hills

Board Policy

Beehives/Beekeeping Policy

Goals:

1. The Association wishes to enforce the Restriction Article III, Section (d) which prohibits anything that “may be or become an annoyance or nuisance to the neighborhood.”
2. The Association wishes to acknowledge some homeowners’ interests in keeping honeybees, as part of their personal use of their yard, while also acknowledging the community’s interest in restricting the potential danger to those nearby members having an allergy to bee venom, as well as preventing a potential nuisance of commercial enterprise in the neighborhood.
3. The Association supports homeowners’ interests in responsibly providing pollinators in our community, while enforcing the Restriction Article III, Section (a) which prohibits non-single family residential (i.e. commercial) use of the property.

“Bee Houses” for non-venomous bees (e.g. Mason Bees) are excluded from this policy.

Policy:

1. The presence of beehives on the property without a permit from the Association will be considered a violation of this policy.
2. The maximum number of hives on a property is 2. An additional temporary hive (nuc/nucleus box, swarm box or lure box) may be seasonally used for splitting a hive due to hive size or luring swarms.
3. Hives must be set back a minimum of 10 feet from all property lines.
4. A “flyaway barrier” must be present on all sides of the apiary (beehives) of at least 6 feet in height. Barriers include structures (house, shed, fence) and dense vegetation (shrubbery, hedges), and prevent the hive from developing a “beeline” at human height across property boundaries.
5. Feeding, watering, and maintenance of hives must follow best practices:
 - Activities must not attract vectors (e.g. rodents, mosquitos).
 - Water must be provided near apiary.
 - Use of chemicals/foggers/sprays shall be in consideration of neighbors.
6. Sale of hive products – honey, wax, comb, etc. – are prohibited from the property.

Permit:

1. A site plan is required showing a bird's eye view of the entire property, including the house and other structures, fences, hedges, etc., and the projected location of all requested hives.
2. Notification of all neighbors within 150 feet of the property of the intent to keep honeybees is required before a permit may be approved.
3. Permit will be denied if any neighbor within the notification radius reports a medically certified allergy to bee stings.
4. Permit may be revoked at Board's discretion, should the above policy be violated, or beekeeping activities become a nuisance to neighbors.
5. Permit to list membership in any/all beekeeping associations/clubs.

Resources:

1. There are many available resources for homeowners interested in keeping honeybees. A site visit inspection by a Certified Master Beekeeper is recommended. Other resources include:
 - a. <https://extension.oregonstate.edu/mb> - Oregon Master Beekeeper Program
 - b. <https://xerces.org/> - Xerces Society
 - c. <https://orsba.org/> - Oregon State Beekeepers Association
 - d. <https://catalog.extension.oregonstate.edu/em9186> - OSU Extension Catalog

Approved by Board of Directors
Homes Association of Cedar Hills
10/14/2021