

SWEETWATER RIDGE HOA
ARCHITECTURAL CONTROL COMMITTEE APPROVAL REQUEST

Any owner desiring to construct, build, place or erect a structure or desiring to alter, amend or add to an existing structure or make other improvements, shall submit a written application with complete plans and specification for the proposed project for approval of the committee.

If application does not include the above information the application will not be processed until information is provided.

A \$25 fee will be charged to process the approval.

Retaining walls may have fences for safety reasons only.

Any structures, buildings, decks, sheds, fences or other permanent improvements shall NOT be constructed, built, placed or erected on the property, or any portion thereof, without the prior written consent of the committee.

Homeowners will be fined \$500 if they build without first obtaining a building approval.

In addition, no digging or placing of mobile homes will be allowed between 1 November and 1 April each year.

Sweetwater Ridge setbacks for buildings are: 8 feet one side, 10 feet on the other side subject to neighboring units. Front set back is 10 feet from the property approximately 30 feet from the center of the road. Rear setback is 9 feet. If common areas are adjacent to the property, setbacks can be approved as follows: 1 foot from the back, 5 feet from the side. All measurements are from the edge of the building, deck, or steps. Eighteen (18) feet is required between neighboring units in all cases. Any structure cannot exceed the height limit of sixteen (16) feet.

A survey by a licensed Surveyor is recommended before any construction is undertaken to avoid property disputes between owners, building inspectors, and Rich County.

Structures existing prior to December 5 1986 that are in good repair are considered under the "Grand Father Clause". Any new trailer brought into the park cannot be older than 20 years.

Owner Signature _____ Date _____

SIGN AND MAIL ALL PAGES TO COMMITTEE CHAIRMAN LISTED ON WEBSITE

SWEETWATERPARK.ORG

Rev: 08/2023

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All regulations required by Rich County, the State of Utah and Sweetwater Ridge must be followed. Any variance to Sweetwater Ridge policies must be approved by the board of trustees. The ACC committee does not have the authority to approve any variance to building codes, nor does the Rich County Building inspector. Any Variance request to building codes, must be approved by the Rich County Commissioners.

A storage shed 10 X 12 feet or 120 square feet or less does require a Sweetwater Ridge approval, but DOES NOT require a Rich county permit.

If approved, it is the responsibility of the applicate to apply for a Rich County Building Permit, The owner may send a copy of the ACC approval to RICH COUNTY BUILDING INSPECTION DEPARTMENT, RANDOLPH UT 84064 for your county permit. Please return a copy of the county permit to the ACC Chairman.

Sweetwater Park Trailer and Camper Park Declaration

ARTICLE 4

RESTRICTIONS ON USE OF RESIDENTIAL LOTS AND COMMON AREAS

- 4.10. COMMENCEMENT AND COMPLETION OF CONSTRUCTION. In any case, all unimproved Lots shall be kept in a neat and orderly condition, free of brush, vines, weeds, and other debris, and any grass shall be cut or moved at sufficient intervals to prevent creation of a nuisance or fire hazard. The construction of any building on any Lot, including painting and all exterior finish, shall be completed within six (6) months from the beginning of construction so as to present a finished appearance when view from any angle. In the event of undue hardship due to weather conditions, this provision may be extended for a reasonable length of time upon written approval from the Architectural Control Committee. The building area shall be kept reasonably clean in workmanlike order, free of litter, during the construction period with a garbage can or other garbage disposal facility on the site during such period.

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OWNERS NAME _____

LOT NUMBER & STREET ADDRESS _____

MAILING ADDRESS

STREET _____

CITY, STATE, ZIP CODE _____

PHONE # _____

TRAILER MANUFACTURE DATE IF APPLICABLE _____

Owner's Signature _____ Date _____

ACC Committee Only Section

APPROVED **REJECTED** **MODIFIED** **REQUEST VARIENCE**

BY _____ DATE _____

BY _____ DATE _____

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