

**PROCEDURE TO ERECT A SINGLE-FAMILY DWELLING
OR
OTHER IMPROVEMENTS
6 NOVEMBER 2007**

In accordance with restrictive covenants pertaining to SGCHA, there is certain information that must be submitted to the planning committee and approved prior to applying for your building permit from Rich County on any lot in any of the subdivisions within the SGCHA.

All persons desiring to place, erect or construct a single-family dwelling or related improvement on any lot in the various subdivisions or desiring to alter, amend or add to any existing improvements shall submit a written application to the planning committee (Jim Roberts, 357 West Meadow Brook, Providence, UT 84332 Phone 435-752-2402, Cell 435-512-5530).

The application shall include the following

1. Plot plan which: a.) Identifies the lot or lots by number and subdivision. b.) Provides dimensions of the lot or lots and the proposed location and dimensions of the improvement as planned. (Please note topographical features relative to your lot. (1) all structures must be set back not less than 30 feet from any street line, 30 feet from any rear lot line, and not less than 12 feet from any sideline. (2) Any unattached garage, accessory or out building on the same lot as the residence must be at least 12 feet back from a side yard or rear boundary and 30 feet from the front yard line and no higher than 25 feet. c.) Provision for parking both for the owners and guests. d.) Design and lay out for sewer and water connections. e.) No light poles over 25 feet high and must face toward the ground so as not to bother neighbors.

2. Plans and specification for the improvement including: a.) An overall view of the proposed improvement or improvements. b.) Floor plans of each floor level. c.) The basic structural system of the improvement or improvements and the materials to be used in the construction thereof. d.) Elevations, (Please note that no dwelling shall be higher than two stories above ground level. It may not exceed 35 feet above the lowest finished grade elevation contiguous to the dwelling). e.) Indication of exterior color scheme (earth tones only, no whites, yellows, etc.). f.) Time schedule for completion of outside of improvement – not to exceed sixteen months. g.)

Once a building permit is issued it is good for 12 months only, then you must reapply and start over as if it were a new application.

3. An application fee of \$1000.00 effective 11/06/2007 to Sweetwater Golf Course Homeowner's Association. Upon receiving written approval from the planning committee, you must obtain a building permit from Rich County at the Garden City Office.

Additional General Information:

1. No structure will be allowed to interfere with or be constructed on any natural drainage, canals, etc.

2. Minimum square footage for dwellings shall be 900 square feet exclusive of open porches and garages for single story or 672 square feet on main floor for two-story buildings.

3. Mobile homes, trailers, temporary houses, tents and similar structures and vehicles may not be placed on or erected on any lot.

4. No dwelling shall be occupied until plumbing and electrical work is substantially complete, including private, inside bathroom facilities. All exterior structures shall be completed 16 months from time building construction begins, including paint, stain or varnish.

5. Owners of occupied or unoccupied lots shall, at all times, keep and maintain their property in an orderly manner. All rubbish, trash, debris or garbage shall be regularly removed from the property and shall not be allowed to accumulate thereon.

6. For new construction, a water meter with a back-flow preventer, must be installed to comply with State regulations, at a cost of \$2,000.00 plus installation fee. Meter must be obtained from the Bear Lake Water Company. The water and sewer hook-up fees are payable to:

Water Company (Attn. David Stringham)

Bear Lake Special Services District

P.O. Box 220

Garden City, UT 84028

Sewer

Bear Lake Water Company

P.O. Box 220

Garden City, UT 84028

Labor to install the meter is not included in the hook-up fee. Ned Calder 435-946-8863 or Troy B. Peterson 435-946-8780 are available or contractor of your choice to hook up meter.

7. Homes may not be used for commercial use or rented out. No time shares are allowed.

8. After approval is received, you may a.) Get a building permit from Rich County at the garden City Office (435-946-2901). b. Get water connected by paying \$3,000 and sewer by pay \$3,950.

9. Owners or contractors must arrange for and use “haul away” dumpsters for construction debris while construction is going on. You must not dump construction materials into normal garbage dumpsters in the dumpster area. There is a county ordinance prohibiting construction materials being dumped in our HOA dumpsters. Please see page 3A on Bridgerland waste Removal Services rates. Telephone 435-563-1155.

10. Barbeque and/or fire pits must be approved and in compliance with SGCHA board policy: a.) Recreational and open fires may not be conducted unless contained in an approved barbecue pit, as described below. b.) Construction: Barbecue pits in outdoor locations shall be constructed of concrete or approved noncombustible materials. c.) Location: Barbecue pits outside building shall no be located within 15 feet of combustible walls, roofs or other combustible material. d.) No fireworks may be lit on any SGCHA property. e.) Approval from the local Fire Marshal. f.) We ask your cooperation as land and building owners to help protect us from fire damage. One open fire left unattended could burn the hillside and take many cabins with it.

11. Any structural changes on cabins or building garages or additional sheds or outbuildings must be approved by the building committee. Also approval must be given by the building committee to scrape or clear any lot to prevent erosion problems. Failure to get approval may result in \$1,000 lien being charged to property owner.