

ARCHITECTURAL & BUILDING REQUIREMENTS
INDIAN RIDGE SUBDIVISIONS

Board Policy on Construction and Use of Property

It is the position of the Board that all constructions in the subdivision are regulated so the general area will be enhanced by the development activities of the respective property owners and all owners will benefit from a clean, attractive and quality community, thus protecting land and home values and maintaining the natural beauty of Indian Ridge. Regulations include building characteristics that specify minimum size, maximum height, design esthetics and materials of cabins, homes, sheds and other structures as well as the appropriate location of such structures so they do not infringe on the reasonable rights including the view rights of adjacent property owners. It also addresses the matters of driveway location, camping use of the property, ATV, snowmobile and other recreational vehicle use as well as landscaping and vegetation, and burning or camp fires on Indian Ridge Properties.

These requirements and restrictions are intended to protect the rights and values of all property owners. Jeopardizing the general interests of the overall development is not acceptable nor is substandard development by any property owner acceptable.

Your building plans must first be submitted to and signed by the Architectural Committee. You must then obtain a Building permit from the SANPETE COUNTY BUILDING INSPECTION DEPARTMENT, 40 WEST 200 NORTH, MANTI, UTAH 84642; TEL.: 435-835-2113. THE CENTRAL UTAH DISTRICT HEALTH DEPARTMENT must approve SEPTIC TANKS, 20 SOTUH 100 WEST, MT. PLEASANT, UT 84000. TEL.: 435-462-2449. Please understand that all development activities must meet Sanpete County Building Codes, nonetheless, the requirements for Indian Ridge may go beyond the requirements of Sanpete County.

SUBMITTING PLOT PLANS: ALL PLANS MUST BE SUBMITTED AND APPROVED BEFORE ANY WORKS TAKES PLACE ON YOUR LOT. All plans will be reviewed by the Architectural Committee with final approval being given by the POA Board. You must submit two copies of plot plans, one for POA files and one to be signed and returned for your records. You must have a signed copy of your plans on the site at all times until your project is completed. If asked by an Architectural Committee Member or POA Board Member, you must be able to show proof of approval before work can continue. If, at any time, your plan's change, you must resubmit a new plot plan.

CABIN OR HOME CONSTRUCTION: An approved plot plan is required for all buildings in the Indian Ridge Subdivision irrespective of whether a building permit from Sanpete County is required. Currently, a Sanpete County building permit is not required for buildings under 120 square feet. The Architectural Committee will assist to help the property owner with the development of a plot plan. A sample plan and work sheet are available from the committee. **NO WORK, INCLUDING CUTTING OF DRIVEWAYS OR PADS, IS TO BE DONE ON THE LOT UNTIL THE PLAN HAD BEEN PRESENTED AND APPROVED IN WRITING.** Once building begins it should be completed within one year (outer structure at least). No main cabin or home may be closer than 125' to main structure or home on adjoining lots. Exterior look of all structures, in regard to design and building materials, must be

compatible with esthetics of the area. Roof pitch must be taken into consideration for snow load. Construction must not block any natural drainage or create runoff problems for adjacent property owners. Parking areas must be part of the plot plan. Quality metal buildings may be used as garages or Trailer covers if they meet the standard qualifications of County specs and Architectural Committee specifications of wind snow load, and gauge. **Shipping containers, conex type structures, semi-trailers and similar type of structures are not allowed. Year round living is only allowed in a building that is permitted through Sanpete County. Non-permitted buildings are not allowed for year round living.**

*Minimum size for cabin or home: must comply with County building code.

*Minimum setbacks: Front 100' when possible

Back or side 25'

Driveways must be a minimum of 20' from any property line

*Maximum height: Two stories (plus a basement, if desired) or 35'. However, height of building must not block the view or infringe on the privacy or another property owner.

CAMPING: Whereas many property owners may not be able to build or want to build, they can have restricted camping on their property. Those who want to make a pad for camping purposes after submitting and having a copy of an approved plot plan, may cut a road and pad. Camping trailers, motor homes and overnight tents should be placed at least 50' from the main road and placed so they do not come into general view whenever possible. All camping trailers must be self-contained and remain mobile at all times. Owners must keep their property free from litter and garbage of any kind. They must carry out all garbage and litter each time they are on the property. Owners must not dump raw sewage. The board does not allow open pit type toilets as they are in direct violation of the Health Department Regulations. No buses or parts of one, no old unsightly camping trailers in need of repair, or, in general, no unsightly structures are allowed. Camping limits for tents are seven (7) days. Limits for self-contained trailers and motor homes are for the summer, those without septic tanks may need to take theirs out to empty during the summer season. They may be moved in approximately May 1 and moved out before November each Fall. **Camping for over 36 hours or "dry camping" (where there is not a RV trailer with a toilet) requires a commercial porta-potty since no human waste is allowed to be dumped on the mountain and open pit type toilets and buried human waste is not allowed. The commercial porta-potty must be removed within 5 days after the end of the camping event.**

The Board reserves the right to deny additional stays if the property is not kept clean and is allowed to become unsightly. No storing of unsightly materials, old vehicles, building materials or any storage the Board finds inappropriate is allowed on the property. Violations will be subject to fines as the Board determines. Only two RV trailers per lot are allowed.

RV trailers may not be left year-round.

RV trailers may be left through the winter upon written request and with approval of the Architectural and Building Committee under the following conditions:

1. Compliance with the sanitation policy. There must be an approved septic tank installed and connected to the trailer.

2. **All trailers of any kind that are required by governmental regulation to be registered must be registered. The registration must be in the name of the lot owner of record and the registration must be current.** The trailer must also be in good repair, structurally sound and mobile at all times.
3. The lot is to be kept clean and uncluttered.
4. The property is to be visited and the trailer inspected by the owner at least once a month.
5. Property assessment fees are paid and kept current.

This policy change is to allow owners that have improved their land and have a septic tank to continue to use their land during winter months. This shall not just be for the purpose of storing their trailers but to use them on at least a monthly basis throughout the winter to check snow load. POA is not responsible for damages to RV trailers left over the winter.

The penalty for leaving unauthorized trailers over the winter will be assessed as follows:

1st year \$1,000

2nd year \$2,000

With \$1,000 added in each succeeding year.

YURTS, DOMES, AND SIMILAR STRUCTURES: All existing yurts, dome and similar structures are grandfathered in under prior requirements that allowed such structures. No further permanent yurts, domes or similar structures are permitted on the mountain. A temporary yurt, dome or similar structure may be installed for not to exceed 7 days. Any such temporary structure requires a commercial porta potty which must be removed within 36 hours after the camping event has concluded.

ROADS: Property owners are responsible for protecting roads from damage caused by cutting driveway accesses. Owners are required to install appropriate culverts to prevent such damage from occurring. (14" culverts are required as minimum, unless otherwise approved by the Board). All road and culvert construction must not block needed drainage nor compromise the established grade or elevation of the existing roads in the subdivision. Completed culverts will require a final inspection by the grade or elevation of the existing roads in the subdivision. Completed culverts will require a final inspection by the Architectural and Road Committee. Whereas roads in the subdivision are not paved, travel on some roads too early in the spring or too late in the fall, can cause severe damage or destruction when the road base is soft and muddy. Property owners will be responsible for road damage caused by themselves or their guests. A recommended speed limit is 25 miles per hour on all roads, however, use extreme caution on blind curves. Always watch out for pedestrians, horses, ATV#'s and cars. Fines may be assessed to those causing road damage.

ATV'S, SNOWMOBILES, GUNS, ETC: ATV'S may be ridden on public roads only. Any road or trail crossing another owner's property may or may not be used without permission. **NOR FIREARMS ARE TO BE CARRIED ON ATV'S AT ANYTIME. FIREARMS MAY NOT BE DISCHARGED ANYWHERE OR ANYTIME ON INDIAN RIDGE PROPERTY.**

FOR SALE SIGNS: Approved Real Estate signs are acceptable. For sale signs by owners are not to exceed 10" x 15" and they are limited to following information: The owner's name, telephone number, lot number, and size.

LANDSCAPING AND VEGETATION: Owners are encouraged to maintain the natural look of the property. Cutting down of native trees, bushes, etc. except as necessary for fire defense and safety, access and cutting roads and pads is very strongly discouraged. All cuts or fills of dirt created by the cutting of driveways and pads should be cleaned and re-vegetated where necessary, within six months. Thistles are considered a noxious weed by the State. All property owners are responsible for their lots and the road along their lots to be thistle free. The property owner is responsible for keeping tree branches from hanging over the road along their lots. All owners are responsible for the removal of burned trees because they are still a fire hazard.

BURNING: No open burning or camp fires are allowed on their Indian Ridge properties. You may burn only in fire pits that have been approved on your plot plan by the Architectural Committee. This is to ensure fire safety on Indian Ridge. **IF THE STATE REQUESTS NO BURNING AT ANY TIME, EVERYONE MUST COMPLY.**

RECREATIONAL FIRES. Recreational fires are allowed, but only under the conditions set out in the current International Fire Code (IFC) except, as modified below:

- For clarity, a fire pit includes belowground pits, freestanding fireplaces, and portable devices intended to contain and control outdoor fires.
- All belowground fire pits shall be at least four inches in depth and shall be surrounded on the outside, aboveground, by a non-combustible material such as steel, brick, or masonry. The fire pit cannot exceed four feet in diameter, nor may the fire pile exceed two feet in height.
- Fire pits may be used in accordance with the manufacturers specifications and these regulations:
 - Only natural firewood/commercial logs may be burned.
 - All fire pits must be located away from any structure or combustible material.
 - Belowground fire pits and freestanding fireplaces must be located a minimum of 25 feet away from any structure or combustible material.
 - Portable fire pits must be located a minimum of 15 feet away from any structure or combustible material.
- The fire must be constantly attended and supervised until the fire has been completely extinguished.
- A portable fire extinguisher or other approved extinguishing equipment, such as a garden hose, dirt, sand, or water barrel must be readily available.
- Any fires that produce objectionable or offensive smoke or odor are prohibited.
- Fires may not be burned between hours 11pm and 7am.
- When current conditions or local circumstances make fires hazardous, fires are also prohibited.
- IFC 307.4.2 Recreational fires shall not be conducted within 25 feet of a structure or combustible material. Conditions which could cause a fire to spread within 25 feet of a combustible material. Conditions which could cause a fire to spread within 25 feet of a structure shall be eliminated prior to ignition.

- IFC 307.4.3 Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet of a structure or combustible material.

WATER TANKS. Water tanks are encouraged to be underground. However, if the water tank is above ground the water tank should be hidden or camouflaged.

The Architectural Committee will ensure that proposed constructions comply with the design and square footage requirements established herein, however the committee will be authorized to grant reasonable variances to these requirements if in their discretion the proposed plans 1) maintain the general feel and scheme of the subdivision, 2) do not damage or negatively impact the property values in the community and 3) result in the construction of a structure of similar market value and worth as a building meeting all established requirements.

The approval by the Architectural Committee nor any member thereof will be liable to the Association, any Owner, or to any other party, for any damage suffered or claims on account of any act, action, or lack thereof, or conduct of the Committee or any member thereof, so long as such actions are taken in good faith on the basis of such information as is presented to the committee.

Revised and approved 4/12/2019.