

## **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 reasonable rights and 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.

Your building plans must first be submitted and signed by the Architectural Committee then you must 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 SOUTH 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 often go beyond the requirements of Sanpete County.

**SUBMITTING PLOT PLANS: ALL PLANS MUST BE SUBMITTED AND APPROVED BEFORE ANY WORK 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 they will allow work to continue. If, at anytime, your plan#'s change, you must resubmit a new plot plan.

**CABIN OR HOME CONSTRUCTION:** The Architectural Committee will assist in any way possible 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 HAS 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.

\* Minimum size for cabin or home: 864 square feet on the main floor, or per County specifications as they change.

\* Minimum set backs: 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 of 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. (No cement slabs on pads) 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 until the subdivision obtains a dumpster. 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 summer season. They may be moved in approximately May 1 and moved out by November 1. 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.

Recommended amendment to Architectural and Building Requirements  
Revised July 2015

***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.
2. The trailer must have a current year license, 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 the 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:

- 1<sup>st</sup> year \$1,000.
- 2<sup>nd</sup> year \$2,000
- with \$1,000 added in each succeeding year.

**STORAGE SHEDS:** Sheds must be approved on a plot plan. Sheds larger than 200 square feet (14 x 14) require a County building permit. The exterior looks of all structures, in regard to design and building materials, must be compatible with the esthetics of the area. Roof pitch must be taken into consideration.

**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). 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 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 before May 1 and after November 1. A maximum 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 destruction.

**ATV#S, SNOWMOBILES, GUNS, ETC:** ATV#S may be ridden on public roads only. Any road or trail crossing another owner#s property may not be used without permission. **NO 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 the 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 insure fire safety on Indian Ridge. IF THE STATE REQUESTS NO BURNING AT ANY TIME, EVERYONE MUST COMPLY.

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 of any plans, drawings, or specifications for any plans, improvements, or construction, or for any matter requiring the Committee's approval, including the granting of a variance on any particular lot, will not be deemed a waiver of any right to withhold approval of a similar plan, drawing, or specification subsequently submitted for approval.

Neither 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 claimed 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 7 11 2015