

Sportsman's World Property Owners' Association  
Architectural Control Committee  
Building Codes & Restrictions

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**Single-family, private dwelling:** No lot(s) or improvement(s) shall be used for any purpose other than a single-family, private residence.

**Construction:** All dwellings shall be constructed new. Only one residence may be built on any one Lot. The building exterior must be completed within 12 months from start of construction. The material and finishes must blend with the natural beauty of the area and must be approved by the ACC prior to issuance of a Building Permit. Any changes to exterior finish or placement of structures from originally submitted plans must be submitted to the ACC for approval.

No mobile homes, park models, modular homes, prefabricated homes/structures, improvements containing metal, asbestos siding or tarpaper or roll-type exterior shall be permitted.

All improvements must be constructed on site. An owner of a lot(s) shall not change or otherwise alter the appearance of any portion of the exterior of an existing residential dwelling or other improvements – including exterior remodeling or the addition of walkways, patios, gates, fences, rockwork and the like – unless such decoration, change or alteration is first approved, in writing, by the ACC.

Construction must start within one year of the last approval date of building plans or the plans must be resubmitted to the ACC.

**Site management:** Building sites must be kept clean and free of debris. A dumpster must be placed on site if any building waste will be generated. Additionally, a human waste disposal system (port-a-potty) must be available for workers on site until such facilities are permanently connected and available for their use. A human waste disposal system is also required for additions to an existing residence, such as a patio, fence, walkway or similar, unless workers will be allowed in the residence while construction is in progress.

Public roads will not be blocked or obstructed for through traffic. Any damage to roadways is to be repaired at the owner's expense.

**Minimum square footage:** The minimum square footage shall be 1,250 square feet of finished, air-conditioned and heated space, excluding all porches, patios and garages, *except* on the following lots in Section 01, where a minimum of 1,000 square feet of finished, air-conditioned and heated space, excluding all porches, patios and garages, is permitted:

<i>Section</i>	<i>Block</i>	<i>Lots</i>
1	1	44-50
1	1	58-69
1	2	1-3
1	2	44-62

**Structural placement:** No dwelling, attached or detached structure shall be located nearer than 20 feet to the front or 50 feet to the rear or 10 feet to any side of the property line. For properties with lake access, any construction within the 50 foot set-back from the 1,000 foot contour line – such as boat docks, walkways, patios, terraces and the like – must be approved by the ACC prior to submission to the Brazos River Authority (BRA). Final approval for these latter items rests solely with the BRA.

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**Detached structures:** Detached garages and/or carports may be constructed on any lot, provided they are used in conjunction with and as a part of a single-family, private residence. Other outbuildings, including but not limited to barns, garages, and hobby rooms, may be built on the properties listed in Exhibit 1.

Detached structures must maintain harmony of external design with the principle residence and have a concrete slab foundation. No detached structure may at any time be used as a residence, temporary or permanent.

**Occupancy:** No structure shall be used until the exterior is completely finished and sanitary sewerage disposal facilities are in operation. No trailer, tent, shack, garage, barn, mobile home, camper, or other outbuilding shall at any time be used as a residence, temporary or permanent; nor shall any structure of temporary character ever be used as a residence during construction.

**Fences and walls:** Fences must be iron, steel or post cedar. Chain link, cable, or wire fences or other similar type fences are prohibited. No fence or wall shall be built nearer to the lake than 50 feet and shall not exceed 6 feet in height. No fence or wall shall extend beyond the side and rear setback lines. The fence or wall may not create a line-of-sight hazard at any street intersection.

**Boat dock facilities:** Any boat dock, pier, ramp, slip or related structure or facility must be approved by the ACC and the Brazos River Authority (BRA). Boat dock facilities must be constructed in connection with concurrent construction of a single-family, private residence or to serve existing single-family residences previously approved by the ACC. Boat dock facilities are **prohibited** on the lots, tracts or parcels listed in Exhibit 2.

**Residential signs:** No "for sale" or "for rent" signs, nor any other type of sign or advertising, may be displayed on any lot or tract. Brochure boxes are permitted with prior approval of the ACC.

**Residential (dark-sky) lighting:** Lighting may be used to light roads, parking areas, walkways, bikeways, pathways and gardens. For all new construction and additions to existing structures, all residential trespass lighting shall not exceed 1.5 footcandles at the property line, with the exception of intermittent lighting. Intermittent lighting shall be of the "motion sensor" type that stays on for a period of time not to exceed 5 minutes and has a sensitivity setting that allows the luminary to be activated only when motion is detected on the site.

**Environmental systems:** Solar power and wind power can be used for personal (non-commercial) power sources for residential construction.

#### Summary of SWPOA Covenants:

- [Article IV – Architectural Control Committee](#)
- [Article VIII – Restrictions of Use](#)
- [Amendment 1 \(outbuildings, fences, grazing livestock\)](#)
- [Amendment 3 \(boat dock facilities\)](#)

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**Exhibit 1:**

Outbuildings, including but not limited to barns, garages, and hobby rooms, may be built on the following properties:

<i>Section</i>	<i>Block</i>	<i>Lots</i>
2	1	13-15
2	1	24-25
3	2	1-11
4	2	1-3
4	2	4-14
5	2	4-6
5	3	1-6
5	3	7-11
6	1	1-4
7	1	7-11
7	2	5-10
7	2	11-15
7	2	1-4
8	1	1-5
8	2	7-16
8	2	20-21
9	2	1-5
9	3	1-2
9	3	6-10
10	2	52-54
10	1	43-48
13	2	3-4
13	1	10-15

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**Exhibit 2:**

Boat dock facilities are ***prohibited*** on the following lots, tracts or parcels:

<i>Section</i>	<i>Block</i>	<i>Lots</i>
1	1	all
1	2	all
2	1	1-8
2	1	17-21
3	1	1-24
3	1	31-32
3	2	all
4	2	all
5	1	all
5	2	all
5	3	all
6	1	Tract1
6	1	6
6	1	20-26
7	1	1-6
7	1	28-32
7	2	all
8	2	all
9	1	all
9	2	all
9	3	all
10	1	all
13	1	all
13	2	all