

# Sportsman's World Ranch Owners' Association

## Architectural Control Committee

### Building Codes & Restrictions

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**Property use:** Residential and commercial structures are permitted on all properties, except for industrial facilities or those which are hazardous by reason of excessive danger of fire or explosion, or which are offensive by reason of odor, fumes, dust, smoke, noise, vibration, vision or pollution. Prohibited facilities include any steel mill, cement factory, junk or scrap metal yard, metal stamping mill or stockyard.

**Construction:** No buildings or other improvements, including but not limited to fences, walls, driveways and drainage facilities, shall be constructed until the plans and specifications showing all uses and dimensions, the location of buildings, and other improvements have been submitted to and approved in writing by the Ranch ACC.

The material and finishes must blend with the natural beauty of the area and must be approved by the Ranch 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 modular or pre-fabricated structures may be placed or located on any lot or tract, unless approved by the Ranch ACC.

Each residential or commercial building must be equipped with septic tank or other sewage disposal system approved by the appropriate governmental authorities. No outside toilets will be permitted. The drainage or discharge of a septic tank or sewage disposal system, as well as any other substance which could result in pollution, into any road, ditch, surface easement or waterway is prohibited. Water service shall be obtained from the Sportsman's World Municipal Utility District (MUD), if available; otherwise, water tanks and water wells may be installed, after approval of the Ranch ACC.

Drainage structures under private driveways on any lot or tract shall always have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be subject to written approval of 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. Once construction begins, the exterior of any residential or commercial construction must be completed within 18 months.

**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 for residential or commercial buildings shall be 600 square feet, measured to exterior walls, excluding garages or other similar structures.

**Structural placement:** No residential building shall be located nearer than 20 feet to the front or 20 feet to the rear or 10 feet to any side of the property line. If one structure is constructed on a site consisting of more than one lot or tract, the combined area shall be considered as the property.

**Occupancy:** No structure shall be used until the exterior is completely finished and septic tank or other approved sanitary sewerage disposal facilities are in operation.

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**Fences and walls:** Only materials approved by the Ranch ACC shall be permitted for use in the construction of walls and fences. No fence or wall shall exceed a height of 6 feet and shall not extend beyond the side and rear setback lines. The fence or wall may not create a line-of-sight hazard at any street intersection.

**Residential and commercial signs:** No "for sale" or "for rent" signs, nor any other type of advertising may be displayed on any lot or tract. Brochure boxes, as well as commercial signage for established business operations, are permitted with prior approval by the Ranch 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 SWROA Covenants:

- [Article IV – Architectural Control Committee](#)
- [Article VIII – Restrictions of Use](#)
- [Article IX – General Provisions](#)