

SWAN CREEK VILLAGE HOMEOWNERS ASSOCIATION
(SCVHOA)

P.O. Box 13948

Ogden, Utah 84412-3948

(801) 458-7281

RV PARK REQUIREMENTS

The following requirements were revised and approved by the
SCVHOA board on January 19th 2010

II - Table of contents

- I Cover Page
- II Table of contents
- III Contact list
- IV RV Park Requirements
- V Signature Page
- VI Proposed Lot Layout Example

III - Contact List

The current RV Park Architectural Committee members with responsibilities over the RV Park are:

Scott Crosbie
3245 N. 600 E.
No. Ogden, Utah 84414
(801) 458-7281

or

Chris Kinzel
2654 E. Lincoln Lane
Holladay, Utah 84124
801-556-6550

Submit a site plan prior to the use of the RV lot to the RV committee. The site plan must include: location(s) of RV pad, utility hookups including power, sewer, water, accessory building (include paint color) and any fencing plans. For any lot that is currently developed and you want to make changes to your lot, you must submit a new site plan for approval.

The person to contact to pay your road cut and water connection fee is

Scott Crosbie
swcrosbie@msn.com
801-458-7281

Water Connection fee:

\$1000.00 prior to connection and use.

Road Cut fee:

\$1000.00 payable to Swan Creek Village HOA. If a cut is not made across any of SCVHOA roads, the fee of \$1000 will be returned

Send fees payable to:

Swan Creek Village Homeowners Association
P.O. Box 13948
Ogden, Utah 84412-3948
(801) 458-7281

IV - RV PARK REQUIREMENTS

Set Back Requirements:

1. It is the responsibility of the property owner to know the location of your property corners before you start to develop your property. If you are not sure of the location of the corners, contact the SCVHOA property manager at 801 458-7281 for assistance.
2. Front property line set back is - 30 ft.
3. Side yard set back is - 10 ft.
4. Back property line if adjoining another lot is – 10 ft.
If no adjoining property then there is no set back.

Site Preparation:

1. All vegetation removed from your property will be hauled to the Rich County Land Fill. **DO NOT USE THE DUMPSTERS**
2. If your lot is on a slope and you need to grade or level your property. All grading or leveling will take place within your property limits. When leveling your property be mindful of your neighbors and not cause a drainage problem for them.
3. It is the responsibility of the property owner to know the locations of your property corners. The rebar's set at the front corners, those near the road have been set back 15 ft. from the true front corners.

Utility Requirements:

1. Locate water, sewer, and electrical hookups 30 ft. from the front property line
2. Equip water hookup(s) with bottom shutoff drain to prevent freezing.
3. Bury water lines a minimum of 48 inches.
4. The water meter box, meter box lid and yoke will be included in the \$1000.00 connection fee and supplied by Swan Creek.
5. If you are ready for your pedestal to be powered up call Rocky Mountain Power for a work order number. Install a 4"x4" post with your Swan Creek address in the front of your lot (Rich County requirement). If you need your address contact the SCVHOA property manager at 801 458-7281 for assistance. Next contact Rich County for an inspection of the electrical pedestal. Once the inspection is complete, the inspector will contact Rocky Mountain Power to get the metering device set onto the pedestal.

Landscaping Requirements:

1. Planting of grass is allowed.
2. Keep RV lots tidy and clean at all times.
3. If you plant trees keep with the mountain theme. Aspen, Maple and Pines are preferred.
4. Concrete patios are allowed.

Accessory Buildings:

1. Accessory buildings are considered to be storage sheds and or Gazebos. Living and sleeping quarters will not be permitted in any accessory building.
2. Accessory buildings will have a set back from the front property line of 30 ft. and a side yard set back of 3 ft.
3. Accessory buildings will be constructed no larger than 10 ft. x 12 ft. with a maximum height of 12 ft.
4. To maintain consistence through out Swan Creek Village, storage sheds and fencing material will be constructed with a “mountain rustic or recreational theme”. The preferred building material for sheds and fences will be wood. The preferred paint colors will be earth tones, such as brown or shades of brown. Gazebos may be of metal or wood construction.
5. No vinyl and aluminum siding is permitted.
6. Sheds and Gazebos will be properly maintained.
7. Locate accessory buildings a minimum of 10ft. from your primary RV.

RV Requirements:

1. One primary RV per lot.
2. All RV's must be self contained and connected to the sewer system.
3. No more than one guest RV per lot for the summer season.
4. Submit to SCVHOA RV Committee the make, model, size, and type of the primary RV.
5. Remove the RV from the lot during the winter months, November 1 until the roads are passable in the spring.
6. An RV is defined in the Amended and Restated Declaration of the CC&R's.

7. Failure to comply with any of the above mentioned requirements will result in a fine being imposed according to Article 9 General provision, Section 9.3.2 and subsection 9.3.2.1.

Miscellaneous Requirements:

1. Park all owner and guest vehicles off the street.
2. Quiet hours are from 10 pm to 7 am.
3. Pets will be on a leash at all times.
4. Owners must control barking dogs.
5. Outside or open fires are not permitted unless you use a propane fire pit.
6. Decks of wood or composite material will be allowed. You will also be expected to properly maintain the deck.

Grandfather Clause:

1. Prior to the implementation of the new RV Park Requirements, some improvements may not comply with these requirements. Those improvements will be grandfathered in and will remain in place
2. Correct any non-conforming improvements at the request of Rich County.
3. Any non-conforming improvements falling into disrepair and needing to be replaced, will be replaced or rebuilt to the current requirements.

Note: Set backs and Accessory use

1. The set backs for this document are taken from the Rich County Development Code, Space Requirement Chart on Page 38.
2. The accessory requirements are taken from the Rich County Development Code: Chapter 6 Definitions, A 10, and Chapter 7 Supplementary Regulations within Zones, Sections 8 and 9, and the Space Requirement Chart on Page 38.

Road Cut Design

1. If the Home owner hires a private contractor to cut the road, it must be filled as follows: All lines will be bedded in sand, both under and above. The cut will be filled with pit run and compacted. Top eight inches will be filled with road base and again compacted. All fills will be inspected by Scott Crosbie,

SCVHOA General Manager. If the fill has been completed to his satisfaction, he will authorize reimbursement of the \$1000.00 fee.

V - Signature Sheet

Refer to Section III Contact List and Section IV RV Park Requirements for Site Plan Layout Example. Once the RV Committee is satisfied with your Site Plan, approval will be given to this document.

Approved by SCVHOA RV Committee Date

Refer to Sheet III Contact list to pay for your water and road cut fees. When SCVHOA Manager receives your payment, approval will be given to this document.

Approved by SCVHOA Manager Date

Congratulations you have approval to develop your RV Lot _____ .

Distribution list of completed Signature Sheet:

- One Copy to the SCVHOA RV Committee
- One Copy to the SCVHOA Property Manager
- One Copy to the Property Owner

VI - Proposed Lot Layout

