

SWAN CREEK VILLAGE HOMEOWNERS ASSOCIATION

P.O. Box 1188

Bountiful, UT 84011-118

RV PARK REQUIREMENTS

The following RV Park requirements were voted on and approved by the Swan Creek Village HOA Board of Trustees.

Date: May 20, 2025

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I – Fees

WATER CONNECTION FEE: \$10,000.00

ROAD IMPACT FEE: \$5,000.00 – Non-refundable

WATER INFRASTRUCTURE FEE: \$10,000.00

ARCHITECTURAL FEE: \$100.00

Before any RV lot can be developed, including any grade changes, all fees must be paid and any unpaid yearly HOA assessments, unless the water connection fee has been previously paid (send an email to swancreekvillage@gmail.com to find out if the fee has been paid).

II – SITE PLAN

Submit a site plan prior to the development of an RV lot either electronically to swancreekvillage@gmail.com or by mail to Swan Creek Village HOA at P.O. Box 1188, Bountiful, Utah, 84011-1188. The site plan must include:

- Location(s) of the RV pad
- Utility hookups (power, sewer, water)

- Accessory building (storage shed) and any fencing plans
- To-scale dimensions

For any lot that is currently developed and you want to make changes or additions you must submit an updated site plan for approval before you start. Once approved, you will be bound by the current CC&Rs and have one year (12months) to complete construction. If you do not complete construction within the allotted time, you will need to reapply and will be bound by the then current CC&Rs.

III – RV PARK REQUIREMENTS

Set Back Requirements

It is the responsibility of the property owner to know the location of property corners before you start to develop your property. Evidence of a current survey must be submitted with the lot development plan. Swan Creek Village HOA will not be responsible for any development done that encroaches on an adjacent lot.

Front property line setback for any RV or accessory building (storage shed, pergola, pavilion, gazebo or combined structure) is 30 feet minimum.

Side yard setback for any primary RV or guest RV is 5 feet.

Side yard setback for accessory buildings is 3 feet.

All RV lots have a recorded easement of 3 feet on each and every side yard lot line. No permanent structures or utilities can be located within the recorded easement.

All primary RV's and guest RV's shall not be parked closer than 30 feet from your front property line or closer than 5 feet from your side yard property line.

Site Preparation:

All vegetation removed from your property must be hauled to the Rich County Land Fill. **DO NOT USE THE DUMPSTERS** at the Swan Creek Village garbage site.

If your lot is on a slope you may need to level or terrace your property. All grading or leveling will take place within your property lot line. It is your responsibility to retain any soil that could possibility slough off onto your neighbor's property. Positively no encroachment on someone else's lot or common property is aloud. When leveling your property please be mindful of your neighbor's property and not cause a drainage problem for them.

A culvert pipe of **NO LESS THAN 12 INCHES** in diameter must be installed, at the proper grade, under driveways of lots that are on the uphill side of the road or where

drainage problems could occur. All culverts are to be kept clean and free of blockage.

Utility Requirements:

Locate water, sewer and electrical hookups no closer than 15 feet from the front property line.

The only method allowed for your water supply is to use yard hydrants with automatic bottom drain valves to prevent freezing.

Water lines are to be buried a minimum of 48 inches

The water connection to the main water line in the road and installation of the water meter barrel, meter barrel lid, meter setter yoke and a service line stubbed to the inside of your lot for you to connect to will be provided by the HOA and is part of the water connection fee.

If you are ready for your electrical service pedestal to be powered up call Rocky Mountain Power for a work order number.

Install an address post with your Swan Creek address (not your lot number) in front of your lot (Utah State and Rich County requirement). If you need the physical address of your lot, contact the SCVHOA property manager for assistance.

Contact the Rich County building inspector to inspect your electrical pedestal. Once the inspection is complete the building inspector will contact Rocky Mountain Power who will then set a meter on the pedestal.

RV Requirements:

Only one (1) primary RV per lot and only one (1) guest RV per lot **(Maximum RV's per lot at any one time is two (2)).**

An RV is defined in the CC&R's as a Motor Home, Travel Trailer or 5th Wheel.

Camper Van's, Pop Up tent trailers and Truck Campers are allowed on a short-term basis only and must be self-contained **(No more than five (5) consecutive days and they are considered to be part of the Maximum RV's per lot at any one time.)**

All primary and guest RV's must be self-contained and connected to the central sewer system.

Removal of your RV and any other type of trailer (ATV, watercraft etc.) from your lot is mandatory during the winter months the RV's must be removed by October 31st and can be brought back into the RV Park when the roads are free and clear of snow, ice and mud. Snow is not plowed in the RV Park.

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

Accessory Buildings:

You are allowed (2) accessory buildings or one combined structure per RV lot.

Accessory buildings are considered to be storage sheds, pavilions, pergolas or gazebos. Living and sleeping quarters will not be permitted in any accessory building.

Accessory buildings will have a minimum setback from the front property line of 30 feet and a minimum setback from a side yard of 3 feet.

Accessory buildings (sheds) will be constructed no larger than 10 ft. X 12 ft. with a maximum height of 12 ft. A roof overhang for entrance door protection is allowed but not more than four (4) ft. The overhang will be considered as part of the 30 ft. front setback requirement.

Gazebos are for shade purposes, are generally a six or eight sided structure and may be no larger than 12 ft. maximum from one side to the opposite side, with a maximum height of 12 ft. Gazebos may not be enclosed, and all sides must remain open. Gazebos may not be used for outside storage of any items other than barbecue grills or patio furniture.

Pavilions and pergolas are for shade purposes and are a four sided structure. The maximum dimensions are 12'x12' with a maximum height of 12'. Pavilions may not be enclosed, and all sides must remain open. Pavilions and pergolas may not be used for outside storage of any items other than barbecue grills or patio furniture.

Accessory buildings (storage sheds), and covered shade structures (pavilions, pergolas) may be joined together into one combined structure. Since the size of this structure exceeds the dimensions for any one structure, only one combined structure per lot will be allowed (only one structure per lot, total). The maximum size for a combined structure will 12'x24' plus a maximum one foot overhang around the outside perimeter. The maximum area covered by the roof, including the overhang will be 364 square feet. This type of building will require a building permit from Rich County. Before construction can begin, Rich County must issue a building permit and the RV Park Development Committee must approve your construction plans. See section IV-Site Plan for details. It is recommended that you have the RV Park Development Committee approve your plans before approaching Rich County. Combined structures may have one side enclosed, but the three other sides must

remain open. The shade portion of a combined structure may not be used for outside storage of any items other than barbecue grills or patio furniture.

To maintain consistency throughout Swan Creek Village, storage sheds, gazebos, pavilions, pergolas, combined structures and fencing material will be constructed with a "mountain rustic theme" The building material for sheds and fencing will be wood and paints or stains will be earth tones such as grey's, brown's, greens or shades of those colors.

Shed, gazebo, pavilion and pergola roofs may be metal or shingled with cedar or asphalt shingles.

Gazebos can be constructed of wood or metal.

Decks can be built of wood or composite materials such as Trex.

No vinyl or aluminum siding permitted.

All sheds, gazebos, pavilions, pergolas, combined structures, fences and decks must be properly maintained.

Landscaping requirements:

Planting of grass is allowed.

Keep RV lots tidy and clean at all times.

If you plant trees keep with the local mountain theme. Aspen, mountain maple, oak and pines are preferred.

Concrete RV pads and patios are allowed.

Miscellaneous Requirements:

Park all owner and guest vehicles, boat and ATV trailers within the confines of your RV lot, no parking in the street.

Quiet hours are from 10 pm until 7 am

Pets must be leashed or kenneled or otherwise confined to your RV lot.

Pet owners are required to control roaming and barking dogs, please be respectful of your neighbor's.

No fireworks or outside open fires permitted. Propane fire pits are permissible.

Grandfather Clause:

Prior to the implementation of the RV Park Requirements, some improvements may not comply with these requirements. Those improvements will be considered by the Swan Creek Village Board on a case by case basis.

Correction of any non-conforming improvements at the request of Rich County must be implemented.

Any non-conforming improvements falling into disrepair and needing to be replaced will be replaced or rebuilt to the then current RV requirements.

Checklist:**Items needed to apply for development of RV lot**

- A. One complete set of the site plan, that remains with the RV Architectural Committee.
 - a. Electronic PDF mailed to each member of the architectural committee (see committee member emails here:
<http://swancreekvillage.org/covenants-conditions-and-restrictions/>)
- B. Copy of current survey.

See signature approval sheet below

IV – Signature Sheet

Once the Architectural Development Committee has approved your site plan, all fees paid, and the Swan Creek Village HOA Board ratifies your proposed RV lot development plan, this document will be signed as evidence of approval. Once approved, you will be bound by the current CC&Rs and have one year (12 months) to complete construction. If you do not complete construction within the allotted time, you will need to reapply and will be bound by the then current CC&Rs.

Property Owners Name: (please print) _____

Address: _____

Phone Number: _____

Email: _____

I have read the RV Park Requirements document and will comply in order to receive building approval from SCVHOA. Non-compliance with any part of the process will result in fines being assessed to the property owner. I understand that any variances to the plans that have been approved are subject to a \$3,000 fine and may also be required to be changed to match the plans submitted. This does not apply if a variance is submitted and approved prior to making changes. I also understand and acknowledge that power and sewer lines are not owned by the Association and may be buried within SCVHOA and that the Association has no obligation to relocate such lines that may interfere with construction.

Property Owner	Lot#	Date:
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Date Received by Architectural Committee: _____

Approved by SCVHOA Architectural Committee	Date:
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Fees should be mailed to:
SWAN CREEK VILLAGE HOMEOWNERS ASSOCIATION
P.O. Box 1188
Bountiful, UT 84011-1188

When SCVHOA accountant receives your payment, approval will be given to this document.

_____ Approved
by SCVHOA Board President Date:

Congratulations you have been approved to develop your RV lot # _____

Distribution List of completed Signature Sheet:

- One copy to the SCVHOA Architectural Committee
- One copy to the SCVHOA Accountant
- One copy to the SCVHOA Property Manager
- One copy to the Property Owner