

# SWEETWATER GOLF COURSE HOA

## Rules Manual

### Rules

#### Section 100—Vehicles

- 101-Vehicles
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# VEHICLES

| Rules Manual |                            | Section 100—Vehicles    |                        |                     |
|--------------|----------------------------|-------------------------|------------------------|---------------------|
| Item #       | Board President Signature  | Source of Rule          | Original Approval Date | Last Amendment Date |
| 101          |                            | CCR-II-D<br>2021 rule 1 |                        |                     |
| Fine         | Up to \$250 per occurrence | Notes                   |                        |                     |

Obey all state and local vehicle laws, ordinances and rules.

CCR-II-D “No unregistered vehicle, unless garaged, shall be allowed in the Subdivision.”

# ATV

| Item # | Board President Signature  | Source of Rule | Original Approval Date        | Last Amendment Date |
|--------|----------------------------|----------------|-------------------------------|---------------------|
| 102    |                            | 2021 Rules 1-8 |                               |                     |
| Fine   | Up to \$250 per occurrence | Notes          | Safety Violation—No Cure Time |                     |

## Obey All State and Local Vehicle Laws, Ordinances and Rules

- ATV, Motorcycle & Snowmobile Speed Limit is 15 mph
- ATV's and Motorcycles Must Have Approved Mufflers
- ATV's and Motorcycles are to Use Lights at All Times
- No Figure 8s, Circles or Other Stunts on Association Roads or Property
- No ATV or Motorcycle Operation Off Roads
- Children Under 14 Years Old on an ATV, Golf Cart, Motorcycle or Snowmobile Must be Accompanied by an Adult
- Use of Roads by ATVs is for Access Only

# PARKING

| Item # | Board President Signature  | Source of Rule             | Original Approval Date        | Last Amendment Date |
|--------|----------------------------|----------------------------|-------------------------------|---------------------|
| 103    |                            | Bylaws XII<br>2021 Rule 18 |                               |                     |
| Fine   | Up to \$250 per Occurrence | Notes                      | Safety Violation—No Cure Time |                     |

The roads of the Association are not to be blocked, wholly or partially, by parked cars, boats, recreational vehicles, motor homes, trailers, etc. in any manner that impedes normal or emergency traffic.

The number of cars that can park on a property are limited to the driveway, garage, and parking areas.

Recreational vehicles, motor homes, camping trailers and similar vehicles may not be used for camping or any other purpose on or near roads or Common Areas, including parking areas owned by the Association, and may not be parked for a period of more than 48 consecutive hours.

Intersections are not to be blocked by vehicles in any manner at any time. If a parked vehicle (includes recreational vehicles, motor homes, trailers, etc.), boat or trailer blocks a road or intersection, it is subject to be towed at the owner's expense.

If a recreational vehicle, motor home, camping trailer or similar vehicle is used for camping or any other purpose on or near a road, or Common Area, including parking areas, owned by the Association, it is subject to be towed at the owner's expense.

# RVs, MOTOR HOMES, CAMPING TRAILERS AND SIMILAR

| Item # | Board President Signature  | Source of Rule        | Original Approval Date | Last Amendment Date |
|--------|----------------------------|-----------------------|------------------------|---------------------|
| 104    |                            | Bylaws XIV<br>CCR 1-E |                        |                     |
| Fine   | Up to \$250 per Occurrence | Notes                 |                        |                     |

The Declaration prohibits the placement of mobile homes, trailers and similar structures and vehicles on any Lot. This prohibition is interpreted to allow one recreational vehicle, motor home, camping trailer, or similar vehicle owned or leased by an Owner to be parked on that Owner's Lot after a dwelling has been completed on the Lot. No camping, sleeping or any other purpose.

# CONSTRUCTION

| Item # | Board President Signature   | Source of Rule  | Original Approval Date | Last Amendment Date |
|--------|---|-----------------|------------------------|---------------------|
| 201    |   | Bylaws Art XIII |                        |                     |
| Fine   | Violation of Building Procedure Up to \$250/day<br>Building Activity without Permit \$1,000/day | Notes           |                        |                     |

## APPROVAL FOR CONSTRUCTING A DWELLING, OR OTHER STRUCTURE, OR FOR EXCAVATION IN THE ASSOCIATION

No construction on a Lot may take place until the Member obtains approval from the Association.

All persons desiring to place, erect, or construct a single-family dwelling or related structure or improvement on any Lot, as allowed by the Declaration, or desiring to alter, amend, or add to any existing improvements, must obtain permission in writing using the Application and Review Form approved by the Association's Planning Committee before any construction activity is initiated.

The applicant must comply with all provisions of the Application and Review Form and the applicable Declaration. Required forms can be obtained from the Association's website, [www.sgcha.com](http://www.sgcha.com).

# COMMERCIAL OR ILLEGAL ACTIVITIES

| Item # | Board President Signature | Source of Rule | Original Approval Date | Last Amendment Date |
|--------|---------------------------|----------------|------------------------|---------------------|
| 202    |                           | CCR—II-A-C     |                        |                     |
| Fine   |                           | Notes          |                        |                     |

CCR-II-A-C “Lot shall be used for residential purposes and purposes normally incident to residential occupancy and any other including, but not limited to the following, shall be prohibited:

- A. No commercial trade or business may be conducted on any lot in the subdivision.
- B. No advertising signs or structures may be placed on any lots.
- C. No obnoxious or offensive or illegal activities or conduct shall be carried on upon any lot nor shall anything be done thereon which shall constitute an unreasonable annoyance or nuisance to occupants of other lots.”

# DESTROYED STRUCTURES

| Item # | Board President Signature | Source of Rule | Original Approval Date | Last Amendment Date |
|--------|---------------------------|----------------|------------------------|---------------------|
| 203    |                           | CCR—II-A-E     |                        |                     |
| Fine   |                           | Notes          |                        |                     |

CCR-II-E “Lot shall be used for residential purposes and purposes normally incident to residential occupancy and any other including, but not limited to the following, shall be prohibited:

Any dwelling, garage, stable or other structure which is destroyed or damaged in whole or part by fire, wind-storm or for any other reason, must be rebuilt or all debris removed from the lot restored to a sightly condition with reasonable promptness.

# NOISE

| Item # | Board President Signature  | Source of Rule | Original Approval Date | Last Amendment Date |
|--------|----------------------------|----------------|------------------------|---------------------|
| 204    |                            | 2021 Rule 10   |                        |                     |
| Fine   | Up to \$250 per occurrence | Notes          |                        |                     |

Noise Curfew is in place between 10:00pm and 7:00am on weekdays (11:00pm and 7:00am on weekends).

Any neighbor should not be able to hear noises from inside or outside of your home or lot, whether occupied by you, renters or guests between the hours specified.

The CCRs state, “No obnoxious or offensive or illegal activities or conduct shall be carried on upon any lot nor shall anything be done thereon which shall constitute an unreasonable annoyance or nuisance to occupants of other lots.”

# RENTALS

| Item # | Board President Signature | Source of Rule                      | Original Approval Date | Last Amendment Date |
|--------|---------------------------|-------------------------------------|------------------------|---------------------|
| 205    |                           | CCR-II-A<br>2018 Rule Article<br>IX |                        |                     |
| Fine   |                           | Notes                               |                        |                     |

The Declaration states: “No commercial trade or business may be conducted on any Lot in the subdivision.”

This may include short-term rentals. Without waiving any right of the Association, any short-term rental, defined as any rental for a period of less than thirty (30) consecutive days, that is subject to the Rich County Short Term Rental Ordinance, Ordinance No. 82, shall comply with that ordinance, including obtaining a permit from Rich County and complying with all of the terms, conditions, and requirements of the permit and ordinance, and also complying with the Governing Documents of the Association.

Should it be legally determined that short-term rentals constitute a commercial trade or business the Declaration will be enforced.

Recreational vehicles, motor homes, camping trailers, or similar vehicles may not be placed upon any Lot, road or Common Area, in conjunction with a short-term rental.

Owners are responsible for all actions of their renters and any guests. **Owners are responsible to notify renters and guests of the Rules of the Association.**

The number of renters should not exceed the number from the permit on file with Rich County.

# RENTER'S RESPONSIBILITY

| Item # | Board President Signature | Source of Rule | Original Approval Date | Last Amendment Date |
|--------|---------------------------|----------------|------------------------|---------------------|
| 206    |                           | 2021 Rules 17  |                        |                     |
| Fine   |                           | Notes          |                        |                     |

Owners of rentals are responsible for all actions of their renters and all guests.

**Owners are responsible to notify renters and guests of the Rules of the Association.** The Association rules must be posted in a prominent place in all rental buildings.

The number of renters should not exceed the number from the permit on file with Rich County.

# TRASH AND DUMPSTERS

| Item # | Board President Signature  | Source for Rule          | Original Approval Date  | Last Amendment Date |
|--------|----------------------------|--------------------------|---|---------------------|
| 207    |                            | CCR– II– D<br>2021 rules |   |                     |
| Fine   | Up to \$250 per occurrence | Notes                    | Plus the cost of hauling trash<br>not allowed in dumpsters by<br>county |                     |

Part D of section II, CCR—“Owners of occupied or unoccupied lots shall at all times keep and maintain their property in an orderly manner and all rubbish, trash, debris or garbage shall be regularly removed from the property and shall not be allowed to accumulate thereon.”

Trash is not be left outside of dumpsters. Obey all rules posted in the dumpster area:

*These dumpsters are only for the use of Sweetwater Homeowners Association members. For the disposal of residential garage only.*

*Do Not Discard Construction materials, furniture, or appliances in or around these dumpsters!*

*Violators will be prosecuted to the full extend of the law!*

*These containers are for household garbage only per Rich County ordinance*

*NO construction/demolition materials*

*NO large bulky items*

*NO tires/furniture/appliances*

*NO bricks/cement/rocks/wood*

*NO fuel/oil/chemicals*

*NO dead animals*

*Please bring these items directly to the landfill*

*\$1000 fine imposed for illegal dumping*

*No tree limbs, No landscaping waste*

*Take all landscaping debris directly to landfill. There is no charge for this.*

# PETS AND OTHER ANIMALS

| Item # | Board President Signature  | Source of Rule                             | Original Approval Date | Last Amendment Date |
|--------|----------------------------|--|------------------------|---------------------|
| 301    |                            | CCR-II-F<br>2021 Rules, By-laws Article XI |                        |                     |
| Fine   | Up to \$250 per occurrence | Notes                                      | Safety violation       | No cure time        |

CCR-II-F “No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purpose, and are restricted to owner’s property or on leash under handler’s control.”

At all times the pets of members and their guests must be under the Owner’s control. This means that no person or wildlife should be intimidated, harassed, or disturbed by any pet, whether belonging to owner or guest. Responsibility for compliance rests with pet owners, whether members or guests.

# FIRES

| Item # | Board President Signature    | Source of Rule                   | Original Approval Date | Last Amendment Date |
|--------|------------------------------|----------------------------------|------------------------|---------------------|
| 401    |                              | Bylaws Article X<br>2021 Rule 11 |                        |                     |
| Fine   | Up to \$1,000 per occurrence | Notes                            | Safety Violation       | No Cure Time        |

No open, exterior solid fuel fires are permitted at any time on any Lot, Common Area, or other part of the Property, unless it is set and contained within a fire pit that has been approved in writing by the Garden City Fire Marshall. This does not preclude inside cabin or home solid fuel fireplaces or external fireplace fires for which the sole fuel is propane or natural gas, and for which a quick turnoff valve is immediately nearby.

# FIREARMS AND HUNTING

Rules Manual

Section 400—Fire, Firearms, Fireworks

| Item # | Board President Signature   | Source of Rule                    | Original Approval Date | Last Amendment Date |
|--------|---|-----------------------------------|------------------------|---------------------|
| 402    |   | Bylaws Article 10<br>2021 Rule 16 |                        |                     |
| Fine   | Firearms—\$1,000 per occurrence<br>Hunting—Up to \$1,000 per occurrence | Notes                             | Safety Violation       | No cure time        |

No hunting or discharge of firearms is permitted at any time on any Lot, Common Area, or other part of the Property.

# FIREWORKS

| Item # | Board President Signature | Source of Rule                   | Original Approval Date | Last Amendment Date |
|--------|---------------------------|----------------------------------|------------------------|---------------------|
| 403    |                           | Bylaws Article X<br>2021 Rule 12 |                        |                     |
| Fine   | \$1,000 per occurrence    | Notes                            | Safety Violation       | No cure time        |

Fireworks of any kind are prohibited at all times on any Lot, Common Area, or other part of the Property.