

SWEETWATER GOLF COURSE HOA

Rules Manual

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VEHICLES

Item #	Board President Signature	Source of Rule	Original Approval Date	Last Amendment Date
101		CCR-II-D 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

Rules Manual			Section 100—Vehicles	
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

Rules Manual

Section 100—Vehicles

Item #	Board President Signature	Source of Rule	Original Approval Date	Last Amendment Date
103		Bylaws XII 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 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

Rules Manual

Section 200—Lot Uses and Activities

Item #	Board President Signature	Source of Rule	Original Approval Date	Last Amendment Date
201		Bylaws Art XIII		
Fine	Violation of Building Procedure or Requirement / Building Activity without Permit \$1,000/day per violation	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. Building procedure violations include items outlined in the building application.

Required forms can be obtained from the Association's website, 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

Rules Manual			Section 200—Lot Uses and Activities	
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 condi-tion 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

Rules Manual

Section 200—Lot Uses and Activities

Item #	Board President Signature	Source of Rule	Original Approval Date	Last Amendment Date
205		CCR-II-A 2018 Rule Article 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.

RENTERS’ RESPONSIBILITY

Rules Manual			Section 200—Lot Uses and Activities	
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

Rules Manual

Section 200—Lot Uses and Activities

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

MAINTAINING OPEN ROADWAYS

Item #	Board President Signature	Source for Rule	Original Approval Date	Last Amendment Date
208				
Fine	Up to \$1000 per occurrence			

At no time shall roadways be obstructed by vehicles, construction or landscaping equipment or materials or any other type of material.

EXCAVATION OF STREETS—PRIOR CONSENT REQUIRED

Item #	Board President Signature	Source for Rule	Original Approval Date	Last Amendment Date
209				
Fine	Up to \$2,500 per occurrence			

No roadways may be excavated, dug, cut, altered, or otherwise disturbed without prior written approval from a designated member of the HOA Roads Committee.

SHEDS

Item #	Board President Signature	Source for Rule	Original Approval Date	Last Amendment Date
210				
Fine	Up to \$2,500 per occurrence			

Sheds or accessory buildings shall be setback a minimum of thirty (30) feet from the front lot line, six (7) feet from any rear or side lot line unless on a corner lot in which case the setback shall be twenty (20) feet from the roadside lot line. Sheds shall not exceed two hundred seventy five (275) square feet in size, fifteen (15) feet in height, or be placed on permanent piers or foundation.

Sheds may not contain plumbing or mechanical systems and may not be used for occupancy.

The “Shed Building Application” must be completed and submitted to the planning committee before building a shed. This application carries a reduced fee.

LIGHTING

Item #	Board President Signature	Source for Rule	Original Approval Date	Last Amendment Date
211				
Fine	Up to \$1,000 per occurrence			

The Planning Committee shall have the authority to require new and replacement lighting to meet the recommendations and guidelines of this Rule.

All area lights, including street lights, parking area lights, building-mounted lights, and landscape lights, shall be fully shielded so that no light is emitted above a horizontal plane. Ensure all outdoor lighting aims light downward or inward, reducing sky glow and glare.

1. Maximum 1,600 lumens per fixture (approximately equal to two 60-watt incandescent bulbs or a 15-20 watt LED).
2. Fixtures used for security lighting above 600 lumens must be motion-activated and shut off within 5 minutes of last detected motion.
3. All outdoor lighting shall have a correlated color temperature (CCT) of 3000 Kelvin or lower.
4. Essential lighting includes only lighting necessary for safety, security, or code compliance.
5. Lighting essential for safety includes illumination of doorways, steps, and walkways during use.
6. Non-essential residential lighting shall be turned off by 10:00 PM unless actively in use.
7. Sports courts and recreational facilities may operate lighting only until 10:00 PM, after which all lighting must be turned off. Sports court lights will point downward and inward.
8. Landscape lighting is allowed but must be directed downward or toward the object being lit.

Exemptions This Ordinance does not apply to:

- A. Temporary emergency lighting used by police, fire, or other emergency services or to seasonal holiday lighting between November 15 and January 15, provided it is turned off by midnight and meets the 3000 K CCT requirement .

PETS AND OTHER ANIMALS

Rules Manual			Section 300—Animals	
Item #	Board President Signature	Source of Rule	Original Approval Date	Last Amendment Date
301		CCR-II-F 2021 Rules, By-laws Article XI		
Fine	Up to \$500 per occurrence	Notes	Safety violation	No cure time

CCR-II-F “No animals, livestock, or poultry of any kind shall be raised, bread 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 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 2021 Rule 16		
Fine	Firearms—\$1,000 per occurrence 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

Rules Manual		Section 400—Fire, Firearms, Fireworks		
Item #	Board President Signature	Source of Rule	Original Approval Date	Last Amendment Date
403		Bylaws Article X		
Fine	\$1,500 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.

Other

Rules Manual			Section 500—Other	
Item #	Board President Signature	Source of Rule	Original Approval Date	Last Amendment Date
501		2021 Rule 19		
Fine	Up to \$250 per occurrence	Notes		

Other Violation of By-Laws or Declaration—All Provisions of the Declaration (CC&Rs) and Bylaws are to be Complied With.

NO SLEDDING ON STREETS

Item #	Board President Signature	Source of Rule	Original Approval Date	Last Amendment Date
502				
Fine	Up to \$500 per occurrence			

Sledding, tubing, and other potentially hazardous activities are strictly prohibited on all roadways.