

# Hardware Park Mountain Estates, Cache County, Utah

## CONSTRUCTION NOTICE:

In an effort to maintain construction and development order within the association and help maintain the pristine mountain beauty we all enjoy together, the following information will help all members including new members who have recently purchased property. We ask your help by following the bylaws and county/state requirements when planning the improvement of your property and during the construction of buildings and or private roads. During the planning process for your property, please contact a member of the Planning and Development Committee. We are here to aid in making the process go smooth and to help make sure county requirements are met. The committee members consist of long time General Construction experts and others with expert knowledge in the field of organizing your project.

### Contact Information:

Roger McFarland / Development and construction Committee Chair person / 801-458-3400

Neil Christensen / Development and Construction Committee Member / 801-941-0575

**A portion of the Bylaws and CCRs as it pertains to the Construction and Development of properties located within the association are presented below. Please go to the Hardware Park Mountain Estate web site for additional information found under the bylaws section.**

Page 25 of the Bylaws:

SECTION III ROADWAYS [NEW CONSTRUCTION] **3.1** Preconstruction Review and Approval: All changes or additions of roadways on properties contained within the Association shall be reviewed by the Planning and Development Committee and approved by a vote of a quorum of the Board. **3.1.1** Site Plan Requirement: A site plan for any additions to roadways shall be submitted to the Planning and Development Committee for review. **3.2** Post Construction Review: A post construction inspection by members of the Planning and Development Committee may be ordered by the Board as a construction requirement depending on the complexity of the changes and additions.

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SECTION IV LAND USE **4.1** Lot Designation: Each and every lot shall be known and is hereby designated as a recreational cabin site. **4.1.1** Minimum Lot Size: Any recreational cabin site shall not be less than ten (10) acres. **4.1.2** Lot Fencing: No fences may be constructed around any lot perimeter. Corrals are permitted to contain animals, but must not exceed twelve hundred [1200] square feet in area. **4.2** Cabin Construction: No lot shall be improved, used or occupied for other than a private single family residence and shall be limited to two (2) stories above the natural grade. Hardware Park Mountain Estates Cache County, Utah ByLaws & CCRs Current as of: 3/25/2015 Page 26 **4.2.1** Site and Building Plan Approval: Prior to any new construction and county permitting, site and building plan approval shall be obtained from the Planning and Development Committee. **4.2.1.1** Plans to Call Out Building Materials and Color: Plans for all structures erected, must include a list of materials and colors to be used for roofing and siding. All building materials shall blend with the natural environment. All roof and siding material shall be nonreflective. All siding materials or paint shall be earth tones, subdued in hue and value [saturation]. **4.2.1.2** Minimum Cabin Size: No dwelling shall be permitted on any lot in which the floor space of that level at grade is less than three hundred and fifty (350) square feet. **4.2.1.3** Set Back of Residence: No residence or any type of approved building shall be erected on any lot nearer than forty [40] feet to an Association roadway, or thirty [30] feet to any property line. **4.2.2** County Permitting: All construction shall be subject to County regulations and permitting practices, except where Association policies are more restrictive. **4.2.2.1** Sewage and Drainage: All sewage and drainage regulations of the County and the Bear River Health Department shall be requirements within the Association. **4.3** Temporary Housing: House trailers, tent trailers, campers, motor homes, and other common mobile forms of housing are approved for seasonal use only. **4.3.1** Removal of Wheels and Tires: No house trailer, tent trailer or motor home shall have its wheels or tires removed. **4.3.2** Maintenance: No form of temporary housing shall be allowed to fall into disrepair or abandoned. **4.3.3** Temporary Housing to be removed annually: All temporary housing shall be removed from Association property during the months of December, January, February and March. Any temporary housing left through this part of the year shall be subject to removal by the Association at the owner's expense. **4.3.4** Temporary Housing Limited to Member Lot Owner Lot(s): All temporary housing shall be limited to lot(s) owned by the member lot owner. **4.3.5** Tents: Tents may be erected on member lot owner properties only. In each case such shelter shall serve for a single outing, and shall not serve as temporary or permanent shelter.

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**4.4** Fire Safety: At each general March meeting of the general membership of the Association, the Fire and Security committee shall present a brief Hardware Park Mountain Estates Cache County, Utah ByLaws & CCRs Current as of: 3/25/2015 Page 27 overview on fire safety including instructions on creating and maintaining a fire defense zone. **4.4.1** Cabin Fireplaces and Stoves: All indoor fire is to be contained within an enclosed fireplace or stove that has met all code requirements of the County prescribe for dwellings at the time of the permitting process. **4.4.2** Outdoor Fire: Outdoor burning is prohibited except in pits constructed according to US Forest Service prescription for such activity. **4.4.2.1** No Burn Periods: The Association shall follow all directives of the US Forest Service in prescribing burn/no burn periods.

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**4.7** Water Wells: Association properties are part of governmental designated watershed. No private wells are authorized in watershed areas.