

## ~ ARTICLE V (continued)~

**5.07 Setback Requirements.** No structure or any part thereof on a Sunridge Lot (including cabins, garages, porches, trailer pads, sheds, corrals or the like) shall be erected closer to any property line than 50 feet. (Variances allowed by previous Weber County Ordinances are deemed acceptable.) Reasonable variances will be considered by the Board on individual case bases when requested in writing. The housing, kenneling, corralling and tethering of animals upon a Lot shall be subject to the setback requirements contained herein.

**5.08 Sheds.** The use of sheds on Sunridge properties is governed by Weber County Zoning Codes. To obtain approval from the Board to construct a shed or other man made structure, first obtain a Weber County Land Use Permit. Attach a copy of the permit to your request for construction approval, addressed to the Sunridge Architectural Approvals Committee. Weber County Zoning Code allows no plumbing of any kind (water, drains, sewage, etc.) in a shed.

**5.09 Timely Response from Association.** Any building plans or specifications submitted to the Association (or designated Architectural Approvals Committee) for approval shall be approved or disapproved in writing within sixty (60) days after submission. Should the submitting owner not receive a written response within forty five (45) days, s/he may contact the Board President directly for an expedited response. Should a response not be received within sixty (60) days from when the plans were delivered to the Association, the plans may be deemed approved as long as they comply strictly with all Sunridge Covenants and Weber County regulations.

**5.10 Timely Completion.** Once improvements have been started on any Lot, it is expected that steady progress will be shown toward completion of the project. Ordinarily improvements should be substantially completed in accordance with authorized plans and specifications within three years from the date of commencement.

**5.11 Excavations.** No change in ground level may be made on any Lot in excess of four feet from existing grades without first obtaining the written approval of the Association and Weber County (compliance with the Hillside Development Ordinance) prior to the commencement of work. No rock, gravel, clay or soil shall be excavated or removed from any property for commercial purposes.

**5.12 Sewage Disposal.** All sewage and culinary waters shall be disposed of in accordance with Weber County Health Department requirements. Water disposal shall comply with Weber County Health Department regulations. A Weber County approved septic system shall be installed prior to any Lot being used on a regular basis for residential purposes. Any lavatory, toilet or water closet connected to a septic tank must be housed in a cabin or trailer.

Portable chemical toilets and mobile trailers not connected to a Weber County approved septic system may be used only during short vacation periods or during the construction of a cabin. Such portable toilets must be removed from Sunridge properties for disposal in an approved dumping system. Out-houses or privies on Association properties are prohibited by order of the Weber County Health Department.