

**SPORTSMANS WORLD
RANCH OWNERS ASSOCIATION
(SWROA)**

On
Possum Kingdom Lake

WEBSITE

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SPORTSMANS WORLD RANCH OWNERS ASSOCIATION

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SPORTSMANS WORLD RANCH OWNERS ASSOCIATION

SWROA@yahoo.com

SWROA BOD and ACC Members

Board of Directors

Craig Elliott, President, Secretary, Treasurer

Paul Wells, Member

Shannon Truesdell, Member

Architectural Control Committee

Tom Winkelman

Vinnie Yakubanski

Larry Murphy

**SPORTSMAN'S WORLD RANCH OWNERS' ASSOCIATION
APPLICATION FOR BUILDING PERMIT**

Plans submitted for Section _____, Tract or Block _____, Lot _____

Property owner's contact information:
 Name: _____
 Mailing address: _____
 City: _____ State: _____ Zip: _____
 Cell: _____ Other: _____
 E-mail: _____

Contractor/builder's contact information:
 Name: _____
 Mailing address: _____
 City: _____ State: _____ Zip: _____
 Cell: _____ Other: _____
 E-mail: _____

Ranch building codes and restrictions are available on the Web site at www.swra.net.

A building permit will be issued after completion and approval of the following items. The building permit must be clearly visible from the road before construction begins. Please submit:

- _____ A set of plans and a plat plan, showing elevations, dimensions and set-back lines.
- _____ Building permit fee of \$850 for new residential or commercial construction *or* \$300 for additions to an existing residence or commercial building. (Building permit fee not required for barns, garages, storage sheds, patios, decks, walkways, fences, shelters or stables.)
- _____ Completed water/sewer application from Sportsman's World Municipal Utility District, if applicable.
- _____ Proof of dumpster at site.
- _____ Proof of self-contained human waste disposal system at site.

**Description of construction requiring approval
(check all that apply):**

- _____ Residential building
- _____ Commercial building
- _____ Garage or carport
- _____ Storage building
- _____ Barn or pole building
- _____ Stables
- _____ Exterior remodeling
- _____ Patio, deck or walkways
- _____ Perimeter fence, gates or rockwork
- _____ Water, sewer or septic systems
- _____ Electrical poles or lines
- _____ Water well
- _____ Drilling
- _____ Demolition and clearing
- _____ Other, please specify: _____

For new construction, please specify:
 Exterior finish: _____
 Exterior color: _____
 Type of roof material: _____
 Roof color: _____
 Square footage of living area: _____

For improvements, such as gates, fences, patios or decks, please specify:
 Type of material: _____
 Color: _____

For perimeter fences and gates, please specify:
 Type of fence: _____
 Height of fence: _____
 Location on a plat: _____

I hereby acknowledge that I have read, understood and agree to comply with the "Sportsman's World Ranch Owners' Assoc. Architectural Control Committee Building Codes & Restrictions." I further verify that I am 21 years of age or older and assume responsibility for any and all workers that will be on the above property. Any failure to comply with the building codes and restrictions can and may result in fines and/or legal action from the Association or property owners.

Signatures:

Property owner: _____
 Print name: _____
 Date: _____

Contractor/builder: _____
 Print name: _____
 Date: _____

Ranch ACC approvals:

Signature: _____
 Signature: _____

Date: _____
 Date: _____

Sportsman's World Ranch Owners' Association
Architectural Control Committee
Building Codes & Restrictions

Property use: Residential and commercial structures are permitted on all properties, except for industrial facilities or those which are hazardous by reason of excessive danger of fire or explosion, or which are offensive by reason of odor, fumes, dust, smoke, noise, vibration, vision or pollution. Prohibited facilities include any steel mill, cement factory, junk or scrap metal yard, metal stamping mill or stockyard.

Construction: No buildings or other improvements, including but not limited to fences, walls, driveways and drainage facilities, shall be constructed until the plans and specifications showing all uses and dimensions, the location of buildings, and other improvements have been submitted to and approved in writing by the Ranch ACC.

The material and finishes must blend with the natural beauty of the area and must be approved by the Ranch ACC prior to issuance of a Building Permit. Any changes to exterior finish or placement of structures from originally submitted plans must be submitted to the ACC for approval. **No modular or pre-fabricated structures may be placed or located on any lot or tract,** unless approved by the Ranch ACC.

Each residential or commercial building must be equipped with septic tank or other sewage disposal system approved by the appropriate governmental authorities. No outside toilets will be permitted. The drainage or discharge of a septic tank or sewage disposal system, as well as any other substance which could result in pollution, into any road, ditch, surface easement or waterway is prohibited. Water service shall be obtained from the Sportsman's World Municipal Utility District (MUD), if available; otherwise, water tanks and water wells may be installed, after approval of the Ranch ACC.

Drainage structures under private driveways on any lot or tract shall always have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be subject to written approval of the ACC.

Construction must start within one year of the last approval date of building plans or the plans must be resubmitted to the ACC. Once construction begins, the exterior of any residential or commercial construction must be completed within 18 months.

Site management: Building sites must be kept clean and free of debris. A dumpster must be placed on site if any building waste will be generated. Additionally, a human waste disposal system (port-a-potty) must be available for workers on site until such facilities are permanently connected and available for their use. A human waste disposal system is also required for additions to an existing residence, such as a patio, fence, walkway or similar, unless workers will be allowed in the residence while construction is in progress.

Public roads will not be blocked or obstructed for through traffic. Any damage to roadways is to be repaired at the owner's expense.

Minimum square footage: The minimum square footage for residential or commercial buildings shall be 600 square feet, measured to exterior walls, excluding garages or other similar structures.

Structural placement: No residential building shall be located nearer than 20 feet to the front or 20 feet to the rear or 10 feet to any side of the property line. If one structure is constructed on a site consisting of more than one lot or tract, the combined area shall be considered as the property.

Occupancy: No structure shall be used until the exterior is completely finished and septic tank or other approved sanitary sewerage disposal facilities are in operation.

Sportsman's World Ranch Owners' Association
Architectural Control Committee
Building Codes & Restrictions

Fences and walls: Only materials approved by the Ranch ACC shall be permitted for use in the construction of walls and fences. No fence or wall shall exceed a height of 6 feet and shall not extend beyond the side and rear setback lines. The fence or wall may not create a line-of-sight hazard at any street intersection.

Residential and commercial signs: No "for sale" or "for rent" signs, nor any other type of commercial sign or advertising, may be displayed on any lot or tract without written approval of the ACC.

Residential (dark-sky) lighting: Lighting may be used to light roads, parking areas, walkways, bikeways, pathways and gardens. For all new construction and additions to existing structures, all residential trespass lighting shall not exceed 1.5 footcandles at the property line, with the exception of intermittent lighting. Intermittent lighting shall be of the "motion sensor" type that stays on for a period of time not to exceed 5 minutes and has a sensitivity setting that allows the luminary to be activated only when motion is detected on the site.

Environmental systems: Solar power and wind power can be used for personal (non-commercial) power sources for residential construction.

Summary of SWROA Covenants:

- [Article IV – Architectural Control Committee](#)
- [Article VIII – Restrictions of Use](#)
- [Article IX – General Provisions](#)

SPORTSMAN'S WORLD RANCH OWNERS' ASSOCIATION

BURN POLICY

The purpose of this policy is to allow property owners the opportunity to economically remove and dispose of damaged or undesirable brush, trees, grasses, leaves, and other vegetation while maintaining a safe and healthy environment in the community. Please note:

1. No burning of brush, trees, grasses, leaves, debris or anything else is permitted in the Sportsman's World Ranch Properties without a permit approved by the SWROA Board of Directors.
2. Permits will only be approved by the Board if there is no County Burn Ban in effect and if conditions are safe in Sportsman's World in the view of the Board.
3. Permits will have time limits, typically no more than a month, in which the burning must be accomplished before requiring a new permit.
4. Even with a permit, the property owner is expected to use good judgment as to whether wind and weather conditions are safe for burning. TCEQ Rules require that (a) burning not commence earlier than one hour after sunrise and be completed on the same day no later than one hour before sunset and (b) burning shall not be commenced when surface wind speed is predicted to be less than six mph or greater than 23 mph during the burn period.
5. Permits may be cancelled by the approving Board with no notice if conditions for burning change or a County Burn Ban is put into effect.
6. Fires must be attended at all times by the property owners or his designated contractor, until such time as the fire is out. A source of water must be on hand at all times in order to prevent the fire from spreading.
7. The application for a burn permit is on the following page. Please complete and email to swranchowners@yahoo.com. At your discretion a laminated copy will be mailed or can be obtained in person.
8. This permit must be displayed on your property during your burn.

SPORTSMAN'S WORLD RANCH OWNERS' ASSOCIATION

BURN APPLICATION

Property owner name _____

Property location in Section _____ Tract or Block _____ Lot _____

Date of burn _____

Property Owner's contact information:

Phone _____

E-mail _____

Mailing Address _____

I hereby acknowledge that I have read, understood and agree to comply with the "SWROA Burn Policy". I further verify that I am 21 years of age or older and assume responsibility for any and all persons that will be on the above property. Any failure to comply with the burn policy and restrictions can and may result in legal action from the Association or property owners and/or fines.

Signature: _____

Property Owner _____

Date signed _____

SWROA Board approvals:

Signature _____ Title _____ Date _____

Signature _____ Title _____ Date _____

Expiration date of this permit _____

E-mail this form to swranchowners@yahoo.com

SWROA, Inc.

6020 Hell's Gate Loop #210

Strawn, TX 76475

SWROA Hunting Policy

For the safety of all property owners, the following hunting regulations have been approved by the Board of Directors of the Sportsman's World Ranch Owners' Association (SWROA), in accordance with Article VIII, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Sportsman's World, Section Eleven, Twelve, Fourteen and Fifteen (Ranch Estates):

- Hunting is allowed only on designated ranch property in Sections 11, 12, 15 and 16 and Lots 22-28 of Section 8. Commercial hunting is allowed only on ranch properties of 100 acres or more in Sections 11, 12, 15 and 16.
- Hunters under the age of 18 must be accompanied by a property owner and/or guardian at all times.
- All guests must have written permission from a property owner, specifying a legal description of the property where hunting is allowed.
- Target practice is not allowed on ranch properties of less than 50 acres. The following generalized ground rules should be followed:
 - A 100-yard long and 50-yard wide "shooting lane" must be in place.
 - A minimum 20-foot/45 degree impenetrable backstop must be in place.
 - The overall responsibility of the shooter is to stop fired bullets before they exit the property.
- Shotgun and bow hunting are allowed on all ranches.
- Deer hunting by rifle and muzzleloader must be from a stationary blind elevated 8 feet above the ground. Exceptions exist for properties located behind the mountain ridge line which run parallel to and west of Hell's Gate Drive. These include Heaven's Gate Ranch, Hodge Ranch, Chance Smith property and Global MPD.
- Rifle hunting is not allowed in Tract 22 of Section 11.
- Property owners are responsible for any action committed by themselves or their guests.

All Texas State laws, including hunting laws, are hereby made a part of these regulations.