

Sundance Mt. South Association

Construction Policy

In order to protect and enhance SMSA property values, ensure community safety, protect the SMSA roads and other common areas, and to support SMSA's fiscal responsibility and long-range planning, this policy provides requirements for the construction of new residences, including Accessory Dwelling Units (ADUs), rebuilds and major renovations, installing new or restoring existing private driveways and/or culverts, drilling of private wells or connecting to shared wells, and installing new or replacing existing septic systems.

- ✓ All such construction or digging requires Board notification and approval. Board approval must be secured before construction begins to avoid the risk of owners wasting resources if the work started isn't allowed under the SMSA construction rules or do not adhere to other SMSA governing documents. The SMSA Construction Permit can be downloaded on the SMSA website at <https://www.sundancemtsouth.org/documents/ConstructionPermit.pdf> or may be received by mail upon request.
- ✓ A lot survey must be submitted for new homes, wells and septic systems being built or installed.
- ✓ Only one single-family private dwelling or residence designed for occupancy by one family shall be erected on any Lot.
- ✓ Private driveway culverts being newly installed or replaced that connect to the main road must provide adequate diameter, depth, slope and construction strength to ensure appropriate drainage, with culvert ends protected to prevent crushing and erosion. All culverts that run under driveways and parallel to the main roads belong to the owners and the requirements will vary depending on the drainage issues for that area. Driveways must have suitable grading and ditches to prevent drainage damage to main roads.
- ✓ New residences will require Board approval to connect to an existing shared well, since not all shared wells can accommodate additional connections. If disapproved, these lots may require a new well be drilled.
- ✓ The Board requires proof of a county building permit for construction that ensures all building codes are followed, and work is inspected by county officials. Building codes are in place for everyone's safety and to ensure a high quality of construction.
- ✓ Septic system installations must follow all state and local laws which require professional installations, appropriate permits and inspections to ensure compliance. This is to prevent raw sewage from reaching the surface or contaminating SMSA water tables and well systems.
- ✓ Owners will be responsible for all damage construction causes to SMSA roads and surrounding properties. Any damage to roads in the immediate area of construction or damage to other properties caused by the construction is to be repaired to the satisfaction of the Roads Committee, the Board and/or the owners of all damaged properties.
- ✓ If new residences will be rental property, owners must register their new rental property with the Board in advance by submitting the downloadable Rental Registration Form from the SMSA website <https://www.sundancemtsouth.org/documents/RentalRegistrationForms.pdf> or by requesting it to be mailed. The website provides additional information on local, state and federal laws regarding rental properties at <https://www.sundancemtsouth.org/rentals.html>.

Owners must ensure that the construction work has comprehensive insurance coverage to protect against the unique risks associated with construction.

Adopted by the Sundance Mt. South Association Board of Directors on August 26, 2025.

Amended by the Board of Directors on September 24, 2025