

WOODROCK BUILDING REQUIREMENTS

To satisfy Article 20, Woodrock Additional Protective Covenants filed 5/24/2012 (Section #20), the original construction of a residence or any addition to or improvement of an original residence on any lot in Woodrock subdivision, requires the approval of any such construction by the WPOA Board of Directors:

- (1) which committee is required by covenant to have submitted to it the complete final plans, specifications and site plan of the proposed construction.
- (2) The committee's evaluation of the proposed construction must consider:
 - (a) the suitability of the improvement to the site location
(effect of excavation, grading, tree removal on drainage to adjacent properties and maintenance of a forested mountain esthetic)
 - (b) nature of adjacent and neighbors' improvements
maintenance of required 35' setback from road and 25' from lot side/rear lot lines
 - (c) the quality and suitability of materials utilized
in keeping with homes existing in Woodrock to maintain property values and which will blend into this wooded, mountain setting unobtrusively without bright colors, reflective or shiny materials or obvious metal antennas or any unsightly appurtenances (attached/separate structures, e.g. sheds, lighting, etc.). Earth colors – subdued browns, tans or forest greens work best.
 - (d) the effect of any proposed improvement on the outlook/view of adjacent properties You cannot block another residence's view, interrupt drainage from or to another property or place any objectionable improvement within view or sound of an adjacent property – pools, sheds, dog runs, etc.
 - (e) any government zoning requirements applicable
Prospective owners/builders must meet Teller County requirements for work permits, interim and final inspections. This is the owner's/builder's responsibility to inform themselves in order to avoid during/ending construction problems – to meet Teller County inspections.
 - (f) reasonable rules/regulations of the WPOA Board of Directors

General Principle: Minimal damage to the environment during construction and foresightful consideration of adjacent properties/persons (no loud music from construction workers at site and no careless smoking by workers at site. The owner/builder and his/her construction contractor will be held responsible legally for any breach of Woodrock gate security and/or the creation of a fire hazard by smoking carelessly at the building site. This is a wildfire danger area.

BUILDING APPROVAL WORKSHEET

Date: _____

(Re: Woodrock covenants 5/24/2012, Section 20)

Name of Owner _____ Lot # _____

Owner's Present Address _____

_____ Telephone (____) _____

Cell Phone (____) _____

Name of Building Contractor _____

Contractor's Address _____

_____ Telephone (____) _____

Cell Phone (____) _____

Review of Final Design Plans/1500 sq. ft. (+) _____

Elevations _____ Site Plan _____

Site Visit (when home location staked out)

Drainage _____ Tree Removal _____

Driveway Location _____

Overview for adjacent properties _____

Lot line set backs (front) _____ Sides/Rear _____

Finish Materials: exterior walls/trim

Color(s) _____

Roof Color _____ Stone _____

Outside Lighting _____

Location of Other Structures (sheds, dog runs, etc.) _____

Awareness of Teller County Requirements

Driveway Grade _____ Deck Rails _____

Driveway/Road _____

Drainages Culvert _____

Owner and Contractor to Inform All Subs and Workers:

(a) no loud music at construction site

(b) smoking only within structure or vehicle/no butts on ground

Signed: Owner _____ Date _____

Contractor _____ Date _____

Approved: _____ Date _____

Chairman, Architectural Committee
(Current appointed person)