

WOODROCK PROPERTY OWNERS ASSOCIATION

PROPERTY OWNER AND CONTRACTOR

AGREEMENT WITH WPOA

Property Owners: Please remember the following covenants and rules should you wish to build, improve or sell your property.

YOU OR YOUR REALTOR MUST ACCOMPANY ANYONE LOOKING AT YOUR PROPERTY. NEITHER YOU NOR YOUR REALTOR ARE TO GIVE OUT THE GATE CODE ALLOWING PEOPLE TO LOOK ON THEIR OWN.

1. The WPOA Board of Directors must receive the following for approval BEFORE start of any construction:
 - a. a set of architectural drawings approved by Teller County
 - b. a map showing exact location of house, driveway(s) and any buildings; and
 - c. the proposed color(s) and exterior finish of any building(s).
 - d. a copy of the Building Permit.
2. The 10 foot easement surrounding the property on all sides **MUST NEVER BE ALTERED FOR ANY REASON.**
3. Any additional improvements that significantly alter the original appearance of the approved design such as exterior additions, color schemes, solar panels, walls, fences, outbuildings, barns, etc., even if to be constructed at a later date, require prior Board approval.
4. Utility installation and well digging do not require Board approval.
5. **ALL WOODROCK ROADS ARE PRIVATELY OWNED AND HAVE A 20 MPH SPEED LIMIT. ANYONE FLAGRANTLY DISOBEYING THE SPEED LIMIT OR DISPOSING OF TRASH ON THE ROADS WILL BE DENIED ACCESS TO THEM.**
6. **CONSTRUCTION ACTIVITY MAY NOT BEGIN BEFORE 8 AM, INCLUDING DELIVERY OF MATERIALS.**
7. Any construction must be completed within 18 months from the Building Permit date.
8. **DUE TO THE EXTREME FIRE DANGER IN WOODROCK, SMOKING MUST BE DONE IN CONSTRUCTION PERSONNEL'S VEHICLES UNTIL SUCH TIME THE BUILDING IS COMPLETELY ENCLOSED. THEN, SMOKING MUST BE DONE ONLY IN VEHICLES OR IN THE BUILDING. ALL BUTTS MUST BE PROPERLY SNUFFED. SHOULD ANY FIRE BE FOUND TO ORIGINATE FROM A CONSTRUCTION SITE, THE CONTRACTOR WILL BE HELD LIABLE.**

(See other side)

By my signature, I acknowledge that I have read and understand these WPOA covenants and rules, and will abide by them. Furthermore, I agree to inform all other personnel working with me or under my supervision of these covenants and rules to assure their compliance, also.

Property Owner signature

Date

Property Owner signature

Date

Contractor signature

Date

WPOA Board or Committee Member signature

Date Received

Please return original agreement with Property Owner(s) and Contractor signatures to the WPOA Architectural Committee Chairman, 64 Homestead Rd, Divide, CO 80814

cc: Property Owner(s)

Contractor