

WOODROCK BUILDING REQUIREMENTS

Accessory Structures

The Woodrock Protective Covenants filed January 17, 2017, Sections 1,4,7,8 and 20, requires the approval of construction plans for an original residence in Woodrock subdivision through a review and recommendation by the Architectural Review Committee (ARC) and written approval from the Woodrock Property Owners Association (WPOA) Board of Directors.

1. The ARC review and the Accessory Structure Approval Worksheet focus on the exterior appearance and location of accessory structures, remodels, and repairs of roofs, decks, etc., after the Primary Residence has been constructed. The Accessory Structure Approval Worksheet can also be used as an addendum to a Primary Residence Approval Worksheet when owners want to build accessory structures simultaneously with the construction of the primary residence. The ARC's goal is to recommend approval of exterior colors and materials and the site location of the new structures relative to property lines and roadways to comply with Woodrock Covenants.

2. The ARC requires the following documents to be completed in full, signed as indicated, and submitted to the ARC to complete the process for WPOA approval of the build:

- (a) Property Owner And Contractor Agreement With WPOA
- (c) Accessory Structure Approval Worksheet
- (e) Site plan showing where the structures will be located on the property
- (f) Floor plan showing total square footage for outbuildings
- (g) Elevations showing structure or fence heights

* The 30 day Woodrock construction plan approval process begins on the date that all these required documents, completed in full, are received by the ARC/WPOA

3. The ARC's review of the proposed construction must consider the following:

(a) All government zoning requirements applicable. Prospective owners and builders must meet Teller County requirements and obtain permits when required, as well as any final inspections by the county. Permit numbers and dates of permits for proposed buildings requiring permits, shall be submitted to the ARC on the Accessory Structure Approval Worksheet

(b) Adjacent property lines. Adherence to the Covenant required 35' setback from the road's edge and 25' setback from side and rear lot lines

(c) The suitability of colors utilized. In keeping with homes existing in Woodrock's woodland mountain setting, accessory structures shall utilize colors and finishes in earth

tones. Subdued hue families and color spectrums in browns, tans, forest greens, grey, and black work best. Matching the primary residence on the lot is also an option

(d) Construction plan changes. If initial plans submitted to the ARC are modified which affect the location, colors, or external materials of the accessory structure, plans for these revisions must be submitted to the ARC on a new Accessory Structure Approval Worksheet. Check the box in the top section to identify the new worksheet as a revision of the original one submitted

4. Applicable Sections from the Woodrock Protective Covenants, January 17, 2017:

- (a) Section 1. It is the desire of the Association that all Members be allowed maximum flexibility in the use and enjoyment of their property except where such use and enjoyment impinges on the similar rights of other members. Members shall look in a cooperative spirit to these Covenants, to the By-Laws, to common sense, and (only as a last resort) to the Board of Directors to resolve disagreements. Any ruling by the Board of Directors shall be final.
- (b) Section 4. All Lots in Woodrock are zoned Residential by Teller County and are subject to the Teller County zoning restrictions related to residential property. Additionally, no building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling (the "Principal Residence") and Board-approved outbuildings. The Principal Residence shall have an enclosed heated living space of at least 1500 square feet. Only one Principal Residence is permitted per Lot. No trailer, mobile home, basement, tent, shack, garage, barn, temporary structure, or other outbuilding shall be used as a residence. A furnished guest house is permitted for hired help or non-paying guests of the owners provided there is a Principal Residence on the Lot. In no event shall the guest house be used for any purpose other than for bona fide non-paying guests or for the hired help of the Lot owner.
- (c) Section 7. All new construction shall be at least 35 feet from the edge of any physical roadway and at least 25 feet from any lot line in addition to any requirements of Teller County. Existing construction must comply with the Covenants and Teller County regulations in effect at the time such construction occurred.
- (d) Section 8. There shall be a ten-foot easement for utilities as per Teller County building codes or for water drainage along all Lot lines. No structure, plantings or materials may be placed within these easements. (This applies only to lots or building sites which are in separate ownership. If any adjoining lots are owned by the same owner, they shall have the right to fence in the ten foot easement between their own lots - Per Addendum To Protective Covenants recorded April 20, 1978).
- (e) Section 20. No new structure or improvement/alteration to the exterior of an existing structure may be started without approval from the Board of Directors. The Board of

Directors may be advised by an Architectural Review Committee (the "ARC") appointed by the Board. The Board/ARC will be primarily concerned with the exterior of the structure, including square footage, footprint, the location of the new buildings relative to property lines/roadways, and with the appearance of the exterior of the structure, including colors and materials used on the outside of the building and the roof color. Interior finishes and other interior details are specifically excluded from consideration. There is no requirement for a complete set of blueprints to be submitted by the Owner. Structures shall comply with all current Local, State, and Federal laws as well as with the Association's By-Laws and Covenants. The Board/ARC shall work in good faith with any Owner regarding the information needed to process the request. The Board/ARC shall review such requests expeditiously, within thirty days (30 days), and make its decision known to the Owner in a timely manner. Considerations for the Board's decision may include:

- a. The suitability of materials to be utilized.
- b. The effect of any proposed improvement on the view of other properties in Woodrock.
- c. Any governmental building codes and/or zoning requirements applicable to the site and improvements thereon.
- d. The nature of adjacent and neighboring improvements.
- e. Any guidelines established in the By-Laws or by the Board/ARC.

ACCESSORY STRUCTURE APPROVAL WORKSHEET

(Ref: Woodrock covenants January 17, 2017, Sections 1,4,7,8 and 20)

This section to be completed by property owner - Check all applicable boxes

- ☐ **This is an addendum for revisions to a previously submitted worksheet**
- ☐ **This is a supplemental form to a Primary Residence Approval Worksheet**
- ☐ **I/We have read and acknowledge the Woodrock Building Requirements**

Property Owner _____ Lot/s # _____

Owner's Present Address _____

Home phone _____ Cell Phone _____

Email Address _____

Is this a maintenance refresh/replacement in existing colors and materials? **Yes / No**
(If not, please note changes below)

Are you building or installing the project yourself? **Yes / No**

Name of General Contractor _____

Contractor's Business Name _____

Business Address _____

Work phone _____ Cell Phone _____

*Please submit a signed Property Owner And Contractor Agreement With WPOA to the WPOA Board or ARC Chairman before starting your project

Teller County Building Permit # _____ Date: _____

This section to be completed by property owner

Type of Project

- ☐ Addition to Primary Residence
- ☐ Maintenance/Repair/Replacement/Color or Material change on existing structure
- ☐ New Structure

Type of Structure

- Outbuildings

(In Teller County, unheated accessory buildings/structures under 200 sqft may be exempt from a building permit, though they must still comply with local building and zoning codes.)

- ☐ Garage/Workshop: **Attached to** or **Detached from** house? (circle one)
- ☐ Carport: **Attached to** or **Detached from** house? (circle one)
- ☐ Shed
- ☐ Gazebo/Pergola

- Decks/Pads

- ☐ Upper-level Deck
- ☐ Ground-level Deck: **Attached to** or **Detached from** house? (circle one)
- ☐ Concrete Pad: **Attached to** or **Detached from** house? (circle one)

- Fences/walls

- ☐ Dog Run: **Attached to** or **Detached from** house? (circle one)
- ☐ Fence: **Attached to** or **Detached from** house? (circle one)

- Other

- ☐ Roof replacement
- ☐ Solar Panels: **Attached to** or **Detached from** house? (circle one)
- ☐ Greenhouse
- ☐ Solarium/Patio: **Attached to** or **Detached from** house? (circle one)
- ☐ Other: _____

Attached to or **Detached from** house? (circle one)

Size/Materials/Colors and Hue Family (ie: brown, black, tan, green etc.)

Outbuildings:

Total square footage: _____

Dimensions: _____ (LxWxH)

- ☐ Sketch/plan with location of structure on the lot are attached
- ☐ Floor and elevation plans are attached

Exterior wall materials (stucco, log, etc.) _____

Exterior wall color: name & manufacturer _____

Hue Family _____ **Paint or Stain?** (circle one) Sample provided? **Yes / No**

Exterior trim color: name & manufacturer _____

Hue Family _____ **Paint or Stain?** (circle one) Sample provided? **Yes / No**

Exterior doors color: name & manufacturer _____

Hue Family _____ **Paint or Stain?** (circle one) Sample provided? **Yes / No**

Decks/Concrete Pads:

Total square footage _____

Dimensions: (LxWxH) _____

- ☐ sketches/plans with dimensions and site location on the lot or elevation with location on the home are attached

Decking materials (wood, composite, etc.) _____

Deck color: name & manufacturer _____

Hue Family _____ **Paint, Stain, Composite?** (circle one)

Sample provided? **Yes / No**

Deck Railing material: (wood, metal, wire, etc.) _____

Deck Railing: color _____

Concrete Pad: Color? **Yes/No** color name & manufacturer _____

Hue Family _____ Sample provided? **Yes / No**

Fences/Dog Runs:

Dimensions: (LxWxH) _____

- ☐ sketch/plan with location of structures on the lot are attached

Fencing material (wood, metal, wire, etc.) _____

Fence color: name & manufacturer _____

Hue Family _____ **Paint, Stain, Composite?** (circle one)

Sample provided? **Yes / No**

Roof Replacement:

Roof materials (metal, shingle, etc.) _____

Roof color: name & manufacturer _____

Hue Family _____ Sample provided? **Yes / No**

Other Structure:

Describe: _____

Prefab/Kit/Materials: _____

Color: name & manufacturer _____

Hue Family _____ Example provided? **Yes / No**

Provide any additional project details: _____

This section to be completed by ARC member

Site Plans/Floor Plans/Elevations

Date Received: _____ Date Reviewed: _____ Site Visit Date: _____

Are the accessory structures staked out at least 35 feet from the edge of the roadway? **Yes / No**

Are the accessory structures staked out at least 25 feet from the neighboring property lines?

Yes / No

Will any permanent accessory structures encroach on the 10 foot right-of-way at the roadside for utility and road work? **Yes / No**

Are all the selected colors, finishes, and materials in earth tones (subdued color spectrums in browns, tans, forest greens, grey, or black)? **Yes/No**

If no, please explain:

Signatures:

Owner: _____ Date _____
signature and name

Chairman, ARC _____ Date _____
signature and name

Recommend to Approve: **Yes/No**

Director, WPOA Board _____ Date _____
signature name/position

Board Approved: **Yes/No**

POST APPROVAL AND CONSTRUCTION COMPLIANCE VERIFICATION

This section to be completed by ARC member

Location of Accessory Structure matches the site plan and approval worksheet **Yes / No**

Accessory Structure is set back 35 feet from the road **Yes / No**

Accessory Structure is set back 25 feet from neighboring property lines on all other sides

Yes / No

If not, identify which side is not in compliance and the actual setback measurement: _____

Accessory Structure's colors and materials match the plans, approval worksheet, and meet Woodrock Covenant requirements **Yes / No**

If not, describe any non-compliance issues:

ARC member name and initials_____Date:_____