

PROPERTY OWNER AND CONTRACTOR AGREEMENT WITH WOODROCK PROPERTY OWNERS' ASSOCIATION

*Required documents can be downloaded from the Public Documents tab on the Woodrock Website at <https://www.woodrock-poa.org/public-documents>

1. Primary Residence: The Architectural Review Committee (ARC) requires the following documents to be completed in full, signed as indicated, and submitted to the ARC to complete the process for WPOA Board approval of Primary Residence construction:
 - (a) Intent to Build a Primary Residence Letter (submit ASAP)
 - (b) Property Owner and Contractor Agreement with WPOA (submit before any work begins)
 - (c) Woodrock Building Requirements and Primary Residence Approval Worksheet
 - (d) Woodrock Building Requirements and Accessory Structures Approval Worksheet (only if plans include any accessory structures such as sheds, fences, detached garages, etc.)
2. All Other Structures: The Architectural Review Committee (ARC) requires the following documents to be completed in full, signed as indicated, and submitted to the ARC to complete the process for WPOA Board approval of Accessory Structure construction:
 - (a) Property Owner and Contractor Agreement with WPOA (submit before any work begins)
 - (b) Woodrock Building Requirements and Accessory Structures Approval Worksheet
3. I have read and acknowledge the Woodrock Building Requirements for Primary Residences and Accessory Structures.
4. 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 WPOA Board approval.
5. Utility installation and well digging do not require WPOA Board approval.
6. Construction activity may not begin before 8:00 am, including delivery of materials.
7. Woodrock roads are privately owned and maintained and there is a 20 MPH SPEED LIMIT in place for the safety of other drivers, pedestrians, cyclists, and due to steep grades and sharp/blind turns. Work trucks must abide by the speed limit and utilize 4WD, especially while towing trailers and equipment to also limit road surface damage.
8. No structure shall be occupied as a residence until the county grants a Certificate of Occupancy. The Owner must have a valid Certificate of Occupancy within two years of the date a building permit is granted by the county.
9. Due to the extreme fire danger in Woodrock, smoking can only take place inside construction crew vehicles until such time the building is completely enclosed. Only then can smoking take place inside the enclosed building at the discretion of the property owner. All cigar/cigarette

butts must be properly extinguished and disposed of and removed from Woodrock.
SHOULD ANY FIRE BE FOUND TO ORIGINATE FROM A CONSTRUCTION SITE,
THE CONTRACTOR WILL BE HELD LIABLE.

By my signature, I acknowledge that I have read and understand these rules, pursuant to WPOA Covenants, and will abide by them. Furthermore, I agree to inform all other personnel working for me or under the supervision of the contractor or subcontractor of these rules and assure their compliance as well.

Property Owner name and signature

Date

Property Owner name and signature

Date

Contractor name and signature

Date

WPOA Board or ARC Member signature

Date Received

Please return original agreement with property owner(s) and contractor signatures to:

WPOA ARC Chairman
64 Homestead Rd
Divide, CO 80814

*You may also send a scanned copy via email to the WPOA Board at woodrockpoa@gmail.com for expedience. However, originals still need to be mailed as instructed, for record keeping purposes.