

WOODROCK BUILDING REQUIREMENTS

Primary Residence

The Woodrock Protective Covenants filed 1/17/2017, Sections 1, 4, 5,7,8 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 Primary Residence Approval Worksheet focus on the exterior appearance of primary residences and all outbuildings, retaining walls, fences, etc. identified on the site plan of the initial build. The ARC's goal is to recommend approval of exterior colors and materials, verify a minimum 1500 square feet of heated, livable space in the home, 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) Intent To Build A Primary Residence Letter (submit ASAP)
- (b) Property Owner And Contractor Agreement With WPOA
- (c) Primary Residence Approval Worksheet
- (d) Accessory Structures Approval Worksheet (only if site plans include any accessory structures such as sheds, dog runs, detached garages/workshops, etc.)
- (e) Site plan showing where the structures will be located on the property
- (f) Floor plan showing total interior square footage
- (g) Elevations showing structure height and deck locations

* 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 for well, septic, building/work and any other permits, as well as interim and final inspections. Permit numbers and dates of permits for driveways and proposed buildings requiring permits, shall be submitted to the ARC on the Primary Residence 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, new primary builds shall utilize colors and finishes in earth

tones. Subdued hue families and color spectrums in browns, tans, forest greens, grey, and black work best.

(d) Construction plan changes. If initial plans submitted to the ARC are modified which affect the location, colors, roof, or external materials, of the primary residence or any accessory structures, plans for these revisions must be submitted to the ARC on a new Primary Residence Approval Worksheet and/or Accessory Structures Approval Worksheet. Check the box in the top section to identify the 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 5. 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.
- (d) 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.
- (e) 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).

- (f) 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.

PRIMARY RESIDENCE APPROVAL WORKSHEET

(Ref: Woodrock covenants January 17, 2017, Articles 1,4,5,7,8 and 20)

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

- ☐ **This is an addendum for revisions to a previously submitted 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 _____

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 Driveway Permit # _____ Date: _____

Teller County Building Permit # _____ Date: _____

This section to be completed by property owner

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

The primary residence is a Single _____ Two _____ Three _____ -story home

Total enclosed heated living space: _____ sqft (Must be >1500sqft)

- ☐ Site Plan: sketch/plan with location of primary residence on the lot are attached
- ☐ Floor and elevation plans are attached

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

Exterior wall color name & manufacturer _____

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

Exterior trim color name & manufacturer _____

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

Exterior Doors color name & manufacturer _____

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

Roof material (metal, shingle, etc.) _____

Roof color name & manufacturer _____

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

Deck material (wood, composite, etc.) _____

Deck color name & manufacturer _____

Hue Family _____

Deck railing material (wood, metal, wire etc.) _____

Deck railing color (Hue family) _____

This section to be completed by ARC member

Site Plans/Floor Plans

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

Are the primary residence and any accessory structures at least 35 feet from the edge of the roadway? **Yes / No**

Are the primary residence and any accessory structures at least 25 feet from the neighboring property lines? **Yes / No**

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

Does the Principal Residence have an enclosed heated living space of at least 1500 square feet?
Yes / No

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

Walk Through Review of Staked Out Footings and Foundation - During Construction

Driveway location matches site plan **Yes / No**

Primary Residence is set back 35 feet from the road **Yes / No**

Primary Residence is set back 25 feet from neighboring property lines on all other sides

Yes / No

If No, identify which side is not in compliance and the actual setback measurement:

Walk Through Review of Completely Finished Build for ARC records - Post Completion

Location of Accessory Structures (sheds, dog runs, etc.) match the site plan, approval worksheet, and meet Woodrock Covenant setback requirements **Yes / No**

If No, describe any non-compliance issues:

Primary Residence exterior walls, trim, and roof colors and materials match the plans, approval worksheet, and meet Woodrock Covenant requirements **Yes / No**

If No, describe any non-compliance issues:

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

If No, describe any non-compliance issues:

RC member name and initials_____Date:_____