

Woodmoor Mountain Homeowner's Association-Rules & Regulations (R&Rs)

Introduction

The community of Woodmoor Mountain is defined by those properties which are subject to the Woodmoor Mountain Covenants and ByLaws. It is the legal responsibility of each property owner to be familiar with the Covenants, ByLaws, Declarations and Amendments of Woodmoor Mountain. Where it would be helpful to residents, Douglas County or the State of Colorado Regulations are also referenced.

1. The Board of Directors may amend WMHOA Rules & Regulation pursuant to Article VI Section 1 (a) of the WMHOA Covenants which states the Board may:
 - ...adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and control of animals in common areas....
2. And the Board will refer to the Colorado Common Interest Ownership Act (CCIOA) Section 38-33.3-302(1)(k) for the regulation and assessment of fines for violations and the opportunity for a member to be heard.

Part I. COMMON AREAS

A. ANIMALS

By County ordinance, all dogs in Douglas County, which includes Woodmoor Mountain, must be licensed. Dog licenses may be obtained from any licensed veterinarian. Woodmoor Mountain will follow all Douglas County and State of Colorado laws regarding animals at large in common areas.

B. MAIL HOUSE

The mail house is considered part of the Woodmoor Mountain Homeowner's Association common area. The mail house is to be used for mail, deliveries, and communication between homeowners. Common sense is recommended for its use including package delivery and pick up, cleaning, maintenance, and bulletin board posting. There will be no storage of any items other than mail, communications in cubbies, and daily deliveries in the mail house. It is helpful if all mountain residents and property owners make sure the doors are shut, locked, and the area secure and clean.

The code to the mail house is only given to mountain homeowners (not property owners) and delivery personnel (USPS, UPS, FedEx, newspapers, etc.) The secretary of the HOA is responsible for notifying the homeowners, postal service, and delivery personnel of code or building changes.

Electricity at the mail house or any common area is for use and maintenance of that structure or area only (internal and external outlets) unless otherwise approved by the Board in written record.

1. MAIL BOXES FOR NEW HOMES ON WOODMOOR MOUNTAIN

- a. New homes built on Woodmoor Mountain wishing to have a United States Postal Service (USPS) mailbox in the mail house must have a Certificate of Occupancy (CO) before one is issued.
- b. No vacant land is allowed to have a USPS mailbox per USPS rules.
- c. Mailbox numbers are assigned by the USPS
- d. All residents (box owners) will be responsible for any costs associated with re-keying or lock changes for any reason and will need to work with the USPS to assure keys and mail delivery is not interrupted.
- e. There is to be no labeling or defacing of the boxes in any way other than the official numbering of the boxes by the manufacturer. (i.e. no stickers, no identifying name or address labels, etc.)
- f. New residents will be required to pay the proportional cost of their box.
 - i. *Mail box type and order information:* Auth-Florence USPS approved #4CGT2-19 front loading 19 tenant door/ 2 parcel mail box suites Color: Blonde Gold. New mail boxes will be purchased for future expansion as determined by the Board. Cost per box will be determined at the time a new unit of boxes is needed.
 - ii. New homeowners after September 2008 may purchase a mail box from the HOA for \$75. This is a one-time fee paid to HOA to offset the original cost of the unit of boxes.
 - iii. A new home buyer should check with the seller to determine if a box has already been purchased for that home.

2. MAIL HOUSE CUBBIES

- a. Any homeowner currently living on the Mountain may request a free cubbie in the mail house from the Board.
- b. A WMHOA Board drop box/cubbie specifically designated for HOA business is located in the mail house.

C. TRASH: Service, Dumpsters, and Enclosures

The dumpster service is a privilege and is for the benefit of all homeowners on the Mountain who are currently paid up-to-date on homeowner dues and trash fees. Non-compliance with the rules will result in revocation of this right.

1. Anyone restricted from using the dumpsters (i.e. association dues or trash dues have not been paid up to date) and evidence exists that said person is using the dumpsters, the Douglas County Sheriff will be notified, the Board will file a complaint, and said person can be prosecuted for theft of contracted services.
2. Failure to comply with the trash dumpster rules listed below and posted on the WMHOA website constitutes a nuisance.
3. **Only household trash may be placed in the dumpsters.** Construction, building, or any other material including (but not limited to) dry wall, lumber, carpet and pad scrap, furniture, toxic chemicals, tires, automobile parts, paint cans or any items is strictly prohibited.

D. ROAD SYSTEM

1. **Driving in a reckless manner and/or with excessive speed is prohibited.**
2. The private road system is maintained by funds allocated for this purpose by the Board of Directors from annual assessments, and by funds collected each year through a county General Improvement District (GID). A mill levy is assessed by the county on each property based on valuation and dispersed to the WMHOA through the GID. GID funds are paid to County approved contractors through a competitive bid system. Anyone doing work on the common road system is required to meet all county regulations regarding insurance, workers compensation and bonds. No work is to be performed on the common road system with GID funds unless done by a contractor approved by Douglas County.
3. Damage to the common road system by driveway drainage, vehicles and construction equipment is the responsibility of the damaging party and/or property owner. Recovery of damages will be through the enforcement policy in Part II. All roads within the Woodmoor Mountain Lot Area are available to any resident or property owner with the exception of the Parcel Area road system (Covenants, Article IV, Section 12: Four Wheel Drive Trails). No physical restrictions or gates are permitted across any common road within Woodmoor Mountain, with the exception of parcel roads which are designated as four wheel drive trails as these are private property maintained by the parcel owners. The complete road system including all parcel roads is available for emergency evacuation due to fire or other natural disaster.
4. Vehicles belonging to residents and guests must be parked on the resident property. No vehicles, trailers or other hazardous objects are permitted to be parked on the common road system including cul-de-sacs, turns, or widened areas except in designated areas (i.e. mail house and entry parking).

E. PARKING at FRONT ENTRANCE (gate, dumpster, mail house area)

1. **Long Term parking** is defined as less than 72 hours. A motorized vehicle or trailer left for more than 72 hours in any common area or part of the road system including the front entrance area is considered abandoned and may be towed at the owner's expense.
2. **Short Term parking** is defined as not longer than 15 minutes in designated areas; a vehicle left longer than 15 minutes unattended may be towed at the owner's expense. Short term parking is the first 3 spaces next to the mail house only.

Part II. ENFORCEMENT OF COVENANTS and BYLAWS

- A. WMHOA Board will review and confirm any violations and can determine and levy fines or liens of these Covenants, ByLaws, Amendments, and Rules and Regulations in accordance with the Colorado Common Interest Ownership Act (CCIOA) including Senate Bill 100 and any of its subsequent Revisions.

Part III. MISCELLANEOUS

A. AMENDMENT POLICY

Any Rule or Regulation of the Association regarding common areas may be amended, deleted, replaced, or augmented at any time by the Board, in accordance with the Declaration of Covenants, Conditions, and Restrictions, ByLaws, and Articles of Incorporation. Any owner who desires any type of modification of these Rules and Regulations for common areas should submit a request in writing to the Board. The Board may, but shall not be obligated to, consider such a request.

B. COMPLAINTS

Any property owner may, in writing, submit a complaint to the Board for violations of common areas. Complaints must be signed, dated, and specific to help the Board identify and assess the situation for complaint resolution. Complaint submissions must be sent to the Board at info@woodmoormountain.com, or mailed to 1526 Mountain Ranch Road, Larkspur, CO 80118, or hand delivered to a board meeting.

Woodmoor Mountain Home Owners Association Board of Directors Adopted August 11, 2010