

Woodmoor Mountain ACC Check List

- **SITE PLAN WITH CONTOURS.** Must show location of construction on plot map of property showing setbacks to property line and must be from a licensed surveyor
- **LOCATION OF WELL, SEPTIC and LEACH FIELDS.** (There must be at least 100 feet separation between a well and any septic or leach field system to include neighbors—per Tri-County Health Regulations.)
- **DRIVEWAY ACCESS AND/OR NATURAL RESOURCE MODIFICATION** (Tree clearing and excavation plan)
- **FULL CONSTRUCTION DRAWING SET**
- **COLOR CHIPS FOR ALL EXTERIOR COLORS, AND/OR SAMPLE OF ROOF MATERIAL, FENCING OR OTHER PROJECT MATERIAL**
- **DUMPSTER/Trash removal Plan**
- **TOILET LOCATION** (toilet required by Tri-County Health/Douglas County)

The above list of documents, as applicable to your project, are required to obtain Architectural Control Committee approval of any structure, driveway, lot access road, retaining wall or fence on any lot or parcel within the Woodmoor Mountain development.

To obtain consideration /review of your plan, please submit all documents described above along with this form to any Board member to be discussed at the next scheduled Architectural Control Committee (ACC) meeting. The ACC will retain all documentation (do not submit originals).

The ACC will rule on your request based on the recorded covenants and your plans as submitted. Design, materials used in construction, color and location should reflect, and be in harmony with the nature of the community and setting.

Lot/ Parcel # _____ Owners Name _____

Phone # _____ Date _____ Name of Contractor _____

Contractor Phone # _____ Start date _____ Proposed Completion date _____

<u>FOR ACC USE ONLY</u>			
<u>APPROVAL / DENIAL</u>	<u>CIRCLE ONE</u>		<u>REASON</u>
Design	Approve	Disapprove	N/A
Color	Approve	Disapprove	N/A
Location (setbacks)	Approve	Disapprove	N/A
Natural Resource Preservation	Approve	Disapprove	N/A
Well, Septic and Leach Field	Approve	Disapprove	N/A
Culvert Location	Approve	Disapprove	N/A
Trash Removal Plan & Toilet	Approve	Disapprove	N/A

CONSTRUCTION REQUIREMENTS: SEE NEXT PAGE

CONSTRUCTION REQUIREMENTS:

1. Property owners are directly and financially responsible for the conduct of their contractors and any fines or consequences imposed by the Woodmoor Mountain HOA related to contractors'/builders' actions in the community.
2. Advise your contractors regarding our driving policy (voluntary one way system, uphill traffic courtesy right of way), speed limits and the operation of the gate.
3. Provide your trash disposal plan. The construction site must be kept reasonably clean and construction trash and/or materials must be secured from blowing onto adjacent private or community property.
4. Construction trash is NOT permitted in the dumpsters at the gate. Contractors must be informed that if they throw trash in the dumpsters or litter in the community, you could be fined.
5. Any damage caused by your contractors to the common road system, or gate is your responsibility and repairs will be at your expense. Any concrete spilled on the roads by concrete mixer trucks must be cleaned up and removed.
6. You are responsible for drainage from your property: drainage that damages the road will be repaired at your expense.
7. Construction noise may not exceed 75db(A) from 7:00 pm to 7:00 am and 80db(A) from 7:00 am and 7:00 pm per Douglas County Ordinance No. 0-991-001.
8. Prior to commencing work, a copy of all required Douglas County Permits must be on file with the Woodmoor Mountain ACC. Upon approval by Douglas County, the Site Improvement Survey must be filed with the ACC.

Compliance with the above requirements will ensure that your project has a minimal impact on the community and its residents

Signed: _____
Property Owner Date

Signed: _____
Board Member Date

Signed: _____
ACC Member Date

WMHOA ACC approval date: _____