

Woodmoor Mountain Homeowners Association (WMHOA) Rules & Regulations

Effective October 8th, 2024

Introduction

The community of Woodmoor Mountain is defined by those properties which are subject to the Woodmoor Mountain Covenants and Bylaws. It is the responsibility of each property owner to be familiar with the Covenants, Bylaws, Declarations and Amendments of Woodmoor Mountain. All governing documents are located on the WMHOA website at www.woodmoormountain.com.

The Covenants and By-Laws direct the WMHOA to enforce the Covenants and control all construction and exterior building appearance on Woodmoor Mountain. The WMHOA is operated by volunteer Woodmoor Mountain residents elected to the Board of Directors (Board) by the residents.

The Board of Directors previously adopted Rules and Regulations in 2006 and 2010 to supplement the Covenants and, where necessary, interpret certain sections of the Covenants. The following Rules and Regulations consolidate and update the 2006 and 2010 Rules and Regulations into a single document.

I. MAIL HOUSE

1. The mail house is part of the WMHOA common area. The mail house is to be used for mail, deliveries, and communication between homeowners. No storage of any items other than mail, communications in cubbies, and daily deliveries in the mail house is permitted. Owners must ensure the doors are shut, locked, and the area secure and clean.
2. The code to the mail house is only given to Woodmoor Mountain homeowners (not owners of vacant property) and delivery personnel (USPS, UPS, FedEx, Amazon, etc.) The Secretary of the Board is responsible for notifying the homeowners, postal service, and delivery personnel of building access code changes.
3. 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.
4. Mailboxes for new homes:
 - 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 ensure 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 may be required to pay for the cost of their box. A new home buyer should check with the seller to determine if a box has already been purchased for that home.
- g. Any homeowner currently living on Woodmoor Mountain may request a free cubby in the mail house, if available, from the Board. A drop box/cubby specifically designated for HOA business is located in the mail house.

II. TRASH: Trash Compactor/Dumpsters/Recycle Bins

- 1. Failure to comply with the trash compactor/dumpster/Recycle Bins rules described below and posted on the WMHOA website constitutes a violation of the Rules.
- 2. **Only household trash may be placed in the trash compactor/dumpsters/Recycle Bins.** Any construction or building materials including, but not limited to, drywall, lumber, carpet and any pad scraps, furniture, toxic chemicals, tires, automobile parts, paint cans, landscaping material, or any similar items are strictly prohibited from being placed in or near the trash compactor/dumpsters/recycle bins. No item of any kind may be placed outside of the compactor/dumpsters/recycle bins.
- 3. **Per Waste Management, owner of the trash compactor, anyone using the trash compactor must be 18 years old or older.**

III. ROAD SYSTEM

- 1. **Driving any vehicle, including but not limited to motorcycles, 4Wheelers, ATVs, etc., in a reckless manner and/or at an excessive speed is prohibited. The designated speed limit is 20 MPH. All roads are considered two lanes.**
- 2. The private road system is maintained by funds allocated for this purpose by the Board of Directors from annual dues and by funds collected each year through a Douglas County General Improvement District (GID).
- 3. Damage to the common road system caused by vehicles, construction equipment, or an owner's driveway or culvert drainage is the responsibility of the damaging party and/or property owner. All roads within Woodmoor Mountain are available to all property owners except for 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 except for parcel roads which are designated as four-wheel drive trails since 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 disasters.
- 4. Owners must park vehicles, including guests and contractors' vehicles and equipment, wholly on their property and not on WMHOA common areas, common road system, right of ways, or easements. For any vehicle parked or stored on WMHOA common areas or road system, the Board may issue a written notice to the owner that they have 7 days to remove the vehicle or it may be towed at the owner's expense (see also IV below).
- 5. **Downhill-facing drivers must yield.** If two vehicles traveling in opposite directions meet on our mountain roads, the driver facing downhill must yield to the driver facing uphill. In

this situation the driver facing downhill should reverse carefully until the uphill driver has enough room to pass safely. This right-of-way rule has been established as motorists generally have better control of their vehicle when reversing uphill.

6. Woodmoor Mountain has several switchbacks which can cause problems for contractor vehicles/trucks, delivery vehicles, or even passenger cars. Owners are responsible for notifying their contractors, delivery vehicles, or other vehicles/trucks that driving on our mountain roads may be difficult to navigate or even hazardous, especially in winter months. Four-wheel drive and/or chains is generally recommended in winter months. WMHOA is not responsible for towing any vehicle or truck that has been stranded on the WMHOA roads.

IV. PARKING at FRONT ENTRANCE (front gate and mail house area)

1. **Designated long term parking** (across from the trash compactor) is defined as 72 hours or less. Any vehicle, trailer, RV, camper, or construction equipment (e.g. backhoe, skid steer, etc.) left for more than 72 hours at the front entrance area is considered abandoned and may be towed at the owner's expense.
2. **Designated short term parking** (the first 3 spaces next to the mail house) is defined as 15 minutes or less. A vehicle left unattended for longer than 15 minutes may be towed at the owner's expense.

V. LAND USE

1. No lot or parcel shall be used for other than residential purposes except parcels may be set up for non-profit purposes as defined in Article V, Section II of the Covenants. No business or trade shall be carried out on any lot or parcel except for home occupation as described in V.2. below. The HOA discourages short-term rentals but, under any circumstances, an owner must follow the applicable Rules/Ordinances of Douglas County relating to rentals. It is the responsibility of the owner to ensure that occupants of their residence are aware of the HOA Covenants as well as these Rules and Regulations.
2. Any home occupation (i.e., an owner working from home) shall not create noise, dust, vibration, odor, smoke, glare, electrical interference, fire hazard, congestion to traffic flow, parking problems, or any other nuisance or hazard which disturbs the peace and quiet of any resident. Only persons residing in the home may be employed in the home occupation. The residential use of the home must always be the primary use. No storage or display of materials, goods, supplies, or equipment related to the operation of a home occupation shall be allowed on porches or outside of the garage or the home.
3. Owners must park vehicles, including guests and contractors' vehicles and equipment, wholly on their property and not on WMHOA common areas, common road system, right of ways, or easements. For any vehicle parked or stored on WMHOA common areas or road system, the Board may issue a written notice to the owner that they have 7 days to remove the vehicle, or it may be towed at the owner's expense.
4. Inoperable vehicles or trucks of any kind are not permitted to be kept or stored on an owner's property, except in an enclosed garage or other enclosed structure. An "inoperable vehicle" is defined as any vehicle that has not moved under its own power for more than 6 months or that is wrecked, damaged, dismantled, or incompletely assembled.

5. Owners are prohibited from storing any type of personal property on vacant lots or parcels without approval by the Board. This includes, but is not limited to, trailers, RV's, motor homes, mobile homes, vehicles of any kind, equipment (including construction equipment) construction materials, camping equipment, household furniture, vehicle parts, and tires.
6. The lot or parcel must be kept free from visible debris, including but not limited to vehicle parts, tires, construction material, trash, broken or unused furniture, gas cans, and appliances.

VI. CONSTRUCTION TIME LIMITS

Construction of all new residences must be completed within three years after the commencement of construction, except where such completion would result in hardship due to strikes, fires, national emergency, or natural disaster, and unless the Architectural Control Committee approves a longer period due to unusual circumstances.

Any construction of a residence that was already approved and is in progress as of the effective date of these rules must be completed within 3 years of the effective date.

Improvements, including landscaping, to the outside of an existing residence or other structure must be completed within one year of approval by the ACC unless unusual circumstances (as noted above) develop during the improvement period. Any improvement to the outside residence or landscaping extending longer than one year, regardless of circumstances, requires re-approval by the ACC.

VII. SETTING OF CONSTRUCTION BOND

In special cases, such as the expiration of a building permit or when the construction of a new home is not completed within 3 years, the Board may require the setting of a bond by the owner to ensure that the lot is returned to a state such that it is not a public nuisance if the owner fails to complete construction.

VIII. STORAGE OF VEHICLES, RV'S, TRAILERS, EQUIPMENT, ETC

1. On lots or parcels with a permanent residence:
 - a. only operable passenger vehicles may be parked or stored in sight from adjoining lots or parcels or any common road,
 - b. inoperable vehicles are prohibited on all lots and parcels, except in an enclosed garage or other enclosed structure.
2. On vacant lots or parcels, parking or storing of any vehicles, RV's, trailers, campers, equipment, or personal property of any kind is prohibited except that camping on a vacant lot or parcel is allowed for a period of two weeks per year.

IX. SIGNS

An owner may display signs in accordance with the following:

1. All signs must be placed within the boundaries of the lot or parcel. Any sign located on the commons area or common road system may be removed and disposed of without notice.
2. All signs and symbols must be maintained in good condition and must be replaced as necessary when damaged, worn, or faded.
3. Non-commercial sign rules:
 - a. Signs may be no larger than two square feet of surface area in size,
 - b. No more than one sign is permitted to be displayed within the lot or parcel at a time. The owner identification sign permitted by Article V, Section 12 of the Covenants counts toward the number of permitted signs.
4. Commercial sign rules:
 - a. A “For Sale” sign is considered a commercial sign. Pursuant to Article V, Section 12 of the Covenants one “For Sale” sign up to two square feet in surface area may be displayed on a lot or parcel that is actively offered for sale.
 - b. Other than a “For Sale” sign, no other commercial signs are permitted.

X. PETS

Domestic pets, especially dogs, may be considered a Nuisance if not properly contained and controlled. All dogs must be controlled by a responsible person who can control the dog anytime the dog is not on the lot or parcel. If a dog leaves a property to chase vehicles or individuals hiking on the common road to the annoyance of the neighborhood, vehicle, or individual, such activity will be considered a Nuisance and a Covenant violation (Article V, Section 10 of the Covenants).

XI. LAND AND BUILDING IMPROVEMENTS

Improvements or modifications to the exterior of an owner’s existing home and major modifications to the landscape of the lot or parcel, which include fences, driveways, rock placement, retaining walls, ponds, and adding large amounts of dirt or adding large amounts of fill to any lot or parcel, require prior approval by the ACC.

XII. OUTBUILDINGS

The owner must submit plans of all structures, including outbuildings, to the ACC for review and approval or disapproval. The ACC has defined an “outbuilding” to be a building of any size separate from the principal residence. The outbuilding materials and overall architecture must be in harmony with the primary residence building. Prefabricated or portable buildings are considered outbuildings. No outbuilding shall encroach on the 40 foot setback requirement unless approved by the ACC.

XIII. FIREWORKS AND FIRES

Fireworks and open fires, including campfires, are strictly prohibited.

