

WOODMOOR IMPROVEMENT ASSOCIATION

Electronic dog-control fences do not need to be approved. They may be installed above or below ground. The actual wire may be placed on the property line. However, the signal to the dog's sensing device (on the collar) must be set with adequate intensity to keep the animal a minimum of fifteen (15) feet from said property line.

F. OPEN FIRES

Open fires including campfires are not allowed in Woodmoor unless in an approved container (approved by the Tri-Lakes Monument Fire Protection District Fire Marshal) and will be placed no less than 15 feet from any structure. An approved container shall be made of a non combustible material such as steel, concrete, or stone and be completely shielded on the bottom with brick and/or rock, encircling the entire fire pit with no gaps on all sides. The container must have a spark arrester (screen) covering the top constructed of woven or welded 12 gage wire (minimum) having openings not exceeding ¼ inch. Containers commonly used as BBQ grills are allowed if the fuel used is of liquid petroleum gas, natural gas, butane, or charcoal briquettes. Burning of fire wood is allowed in an approved container. Burning of slash and trash in any type of container is strictly forbidden.

G. FIREWORKS

Fireworks of *all* types are prohibited throughout Woodmoor. Owners and/or residents or guests who use fireworks anywhere in Woodmoor, or who allow any fireworks to be discharged on their property will be subject to the fine procedure.

H. FIREWOOD

Firewood stacks are limited to no more than 2 full cords of wood on an improved lot; each cord measuring no more than four (4) feet high by four (4) feet wide by eight (8) feet long (4 ft. x 4 ft. x 8 ft.) and has a volume of no more than 128 cubic feet. Construction material and/or debris does not constitute as firewood.

Firewood must be cut and stacked accordingly:

- Sixteen (16) inch length pieces;
- Neatly stacked a minimum of thirty (30) feet away from any house;
- Free of slash, trash or debris;
- Cannot be stacked between trees.

The WIA believes that the intent of the covenants is that the firewood be used during the winter season. Therefore, the WIA expects that the pile substantially disappear after the current winter season.

I. FLAGS and FLAGPOLES

Flagpoles are regulated in Woodmoor; an application must be made to the ACC. See the *Project Design Standards Manual* for flagpole and flagpole lighting criteria.

The American flag may be displayed on a Lot owner's property or within the window of a residence or on a balcony adjoining the residence, or on a flagpole that is in compliance with the Design Standards.

6. Chimneys and Permanent Fire Pits

Each chimney, vent, fire pit, fire place, or other heating appliance in which solid or liquid fuel is used shall have a spark arrester. In the case of chimneys, a minimum 3/8" and maximum 1/2" metal mesh shall be used. In the case of fire pits, vents, or other appliances, a maximum 1/4" metal mesh shall be used.

7. Decks

Decks (new, moved, replaced or modified) shall be designed with the appearance of strength and unity with the overall architectural design concept of the principal residence. For aesthetics, if a deck is supported by pillars or posts, such supports must be not less than six inches by six inches (6" x 6") in cross-section, if one or more of the deck supports equals or exceeds six (6) feet in height. All support pillars or posts shall be of consistent cross-section. Projects that replace decking only do not require supporting structure modifications. Views of large unfinished spaces under decks or buildings are recommended to be minimized by appropriate screening, plantings, or lattice. Metal mesh is recommended behind the lattice to minimize build-up of fire fuels and discourage pest infestation. Deck supports and columns/posts shall be stained or painted to match the deck finish. Steel structures, composite decking materials, and other fire resistant materials are recommended.

8. Driveways

- a) Driveways and parking areas must be clearly marked on project plans. Additional vehicular traffic areas may be designated by submitting the appropriate project application for ACC approval. Driveways must be surfaced with road base, concrete, asphalt, bricks, or paving stones.
- b) The minimum width of driveways shall not be less than twelve (12) feet to allow emergency vehicle access. The minimum unobstructed vertical clearance along the driveway shall not be less than thirteen (13) feet, six (6) inches.
- c) For shared driveways, further details are provided in Chapter 7, Section XIII, Paragraph B, and in the Glossary under "Common Driveway."

9. Detached Structures

- a) One (1) each of the following detached structures is allowed to be located on the lot. The types of structures addressed here are listed below:
 - (1) Ancillary building
 - (2) Shed
 - (3) Permanent Green House

10. Ancillary Buildings

- a) The ancillary building is defined as having a minimum of one hundred twenty-one (121) square feet and a maximum of five hundred thirty (530) square feet in floor space.
- b) The roof slope shall match that of the principal residence.

Schedule of Fines For Commonly Occurring Covenant Violations

Offense	Specific Violation	Minimum Fines First/Second/Third	Comments
Animal Violations	Barking dogs Animal waste Unrestrained/loose animal Animal Loose/Threatening Behavior Animal Biting another animal Animal biting a person	\$100 - \$200 - BD* \$100 - \$200 - BD* \$100 - \$200 - BD* \$200 - \$400 - BD* \$500 - \$1000 - BD* \$1000 - \$2,000 - BD*	Higher initial fines may be warranted for special circumstances – e.g. offenders who are indifferent to neighbor's rights. Due to danger to residents, aggressive/biting dog incidents have higher fines. If warranted, owners of aggressive dogs may be requested to relocate the animal.
Vehicle Violations	More than 3 parked outside garage. Unlicensed vehicles on lot. Commercial truck(s) or equipment stored on lot. Vehicle parked off approved drive.	\$100 - \$200 - \$400	If the violation has not been cured, the notice will also inform the owner that a per diem (\$25) charge will also be levied for every day the violation remains after a given date.
Fireworks	Sparkler and other handheld devices. Small firecrackers on pavement. Large firecrackers, bottle rockets, and all airborne devices regardless of size.	\$250 - \$500 - BD* \$500 - \$100 - BD* \$1000 - \$2000 - BD*	Due to danger to property, these fines are higher. If warranted, founded cases to be forwarded to El Paso County Fire Marshal for prosecution. Recurring offenses cause fine to double.
Open Fires	Any open fire, including a campfire	Starting at \$5000 no maximum limit.	
Trailers on Lot for More Than 72-Hours Without a Permit: Travel/Camping Trailers or Other RV's. Commercial, Utility or other Work Trailers and Equipment	Also includes Pop-Tops, Boat Trailers, Mobile Homes, etc.	\$100 - \$200 - \$400	Recurring offenses involving the same vehicle or the same property owner will result in a doubling of the fines. If the violation has not been cured, the notice will also inform the owner that a per diem (\$25) charge will also be levied for every day the violation remains after a given date.