

THE BEACH AT WOODMOOR DEVELOPMENT GUIDELINES

- A. Project Description: The Beach at Woodmoor is a planned residential community on 12.317 acres of land located north & south of Lake Woodmoor Drive, and east of Woodmoor Lake. The project is planned as a single-family residential community.
- B. Permitted Uses: Permitted uses within The Beach at Woodmoor subdivision include single-family homes and open space. The uses of any property within the subdivision as a Child Care Center, Family Care Home or Group Home shall be subject to the regulations of Section 5 of the El Paso County Land Development Code, as may be amended in the future. Marijuana Clubs and Marijuana Grow Facilities are not permitted within this subdivision.
- C. Temporary Uses: Temporary uses are limited to model home/subdivision sales office, yard sales, and seasonal produce sales, and are subject to the regulations of Section 5 of the El Paso County Land Development Code, as may be amended in the future. Vacation rentals are not permitted.
- D. Accessory Uses: Accessory uses shall be subject to the regulations of Section 5 of the El Paso County Land Development Code, as may be amended in the future. Accessory uses within this subdivision are limited to the following:
- Animal keeping of up to 4 pets (excludes chicken, pigeon or bee keeping).
 - Residential home occupation that does not require clients to visit the premises.
- E. Accessory Structures. Accessory structures must comply with the Development Standards in item (G) of these guidelines, and shall be subject to the regulations relating to accessory structures in Section 5 of the El Paso County Land Development Code. Residential accessory structures in this subdivision are restricted to the following:
- Storage shed
 - Gazebo
 - Deck (attached or detached, covered or uncovered)
 - Hot tub
 - Private greenhouse
 - Fence, wall and hedged
 - Antennas, radio facilities, and satellite dishes
 - Solar energy systems
- F. Signs. Signs shall be permitted to identify entryways to The Beach at Woodmoor community. The maximum size of the Community Entryway Sign shall be 100 square feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.

- G. Fence Standards. Fencing shall be subject to the covenants and design criteria established by the Woodmoor Improvement Association and Architectural Control Committee and the following additional fencing guidelines specific to The Beach at Woodmoor:
- Fencing within The Beach at Woodmoor will be limited to split-rail fencing only. Dowel fencing is prohibited at The Beach at Woodmoor.
 - Fencing identified on the Development Plan to be built by the developer and owned & maintained by the adjacent lot homeowner.
 - Responsibility of the installation and maintenance of any additional fencing on any particular lot will be that of the homeowner and not of The Beach at Woodmoor HOA or Woodmoor Improvement Association.
 - Gates will be permitted in the fencing for lots adjacent to Tract A and B.
 - No fences shall impede drainage in any way.
- H. Development Standards.
1. Maximum building height: thirty (30) feet
 2. Setback minimums:
 - a) Front: 20 feet minimum, Garage 18' minimum from back of walk
 - b) Side: 5 feet minimum, 15' adjacent to ROW, Except Lots 24 & 25 to have 5' minimum setback, as adjacent to landscape setback
 - c) Rear: 25 feet minimum, Except for lots 15, 16, & 23 with 15' minimum setback, as adjacent to landscape setback
 3. Maximum lot coverage: 50%
 4. Projections into setbacks are governed by the Land Development Code in effect at the time of the PUD plan approval, other than decks and covered patios which may project up to 5' into rear setback.
- I. Lot Sizes. The PUD Development Plan and the Final Plat establish the lot sizes. No subdivision of any lot will be permitted if such subdivision results in the creation of additional building lots.
- J. Tracts. Allowed uses for the tracts include trash receptacles, mail kiosk, outdoor recreation facilities and associated land uses, development signage, pedestrian walkways, utilities, utility and maintenance access roadways, stormwater facilities, drainage improvements, fencing, trails and open space.
- K. Streets. Streets within The Beach at Woodmoor subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. All streets shall be paved with curb & gutter. Sidewalks will be provided as illustrated on this plan.
- L. Architectural Control Committee Review/Covenants. The Beach at Woodmoor is subject to the covenants and design criteria established by the Woodmoor Improvement Association and Architectural Control Committee.