

Wood Trails HOA Set Back Policies

Our CC&R's are clear on the set back distances for structures on owner's lots with respect to the lot lines. Unless proven otherwise the Board will be using existing fences as their reference point for such measurements.

If there are no fences the owner(s) requesting additions to their property must provide the following to the Board:

1- Written documentation (i.e. formal survey provided at the owner's expense) with property lines staked out according to said documentation.

2- Written acknowledgement and agreement, of the lot lines, from the current owners of the lots adjacent to your lot regarding the lot lines in question.

If the owner wants to add a structure to their property and does not wish to use the existing fence lines as their reference point, then the above proof of lot lines needs to be provided.

If an owner raises a concern regarding a setback violation, on an adjacent property to their own, they need to have documented proof of a violation.

The point of the structure closest to the property line/fence line will be used for the set back measurements. These points include but are not limited to: the side of the building, the end of the eave, the foundations, stairs or any other protruding part(s) of the structure.

6-14-2018