

WOODRIDGE LAKE
PROPERTY OWNERS’ ASSOCIATION, INC.

260 East Hyerdale Drive
Goshen, CT 06756

Environmental Control Committee (ECC)

INFORMATIONAL PACKET

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INTRODUCTION

The developer of Woodridge Lake filed Deed Restrictions with the Town of Goshen in order to preserve the character and aesthetic of the community. The Declaration of Restrictions and the Bylaws form the bases by which this community be run. The Environmental Control Committee (ECC) was established to provide a means to ensure the continued beauty of our lake and surrounding environment. The ECC guidelines are provided in this Information Packet. We urge you to review these guidelines before making any changes to your home and surrounding grounds.

A brief guidelines summary:

- **Work Hours for Property Improvements/Construction and Repairs:**

Work hours for construction, property improvements and tree removal are limited to ***Mondays through Saturdays, 8 AM to 5 PM. No work may be performed on Sundays and all Connecticut Holidays.***

- **Work Hours for Landscaping/Lawncare:**

There are no restrictions for landscaping performed by homeowners, however work hours for landscaping/mowing performed by contractors are limited to:

May 1st to October 1st Monday through Saturday 8 AM – 7 PM

October 2nd to April 30th Monday through Saturday 8 AM – 5 PM

- **Fences/Signs:**

Fences are prohibited (unless granted a special exception by the ECC). Signs of any kind (with the exception of political signage) are prohibited unless granted a special exception by the ECC. Mandatory signs for pesticide application and one alarm system sign no bigger than 12"x12" are permitted.

- **Political Signage Rule**

Political signs addressing candidates and/or issues in civic and Association elections only and shall be:

1. Limited in size to 18" x 24"
2. Limited in number to no more than 2 for each lot within the community.
3. Placed on lawn or front of yard by road.
4. Signs on houses/garages/sheds/trees or facing lake front are not allowed.
5. Displayed for no longer than 45 days before an election or cut-off date for mail-in ballots and must be removed within 5 days of the election or mail-in cutoff date.
6. Signs must not contain offensive language
7. Homeowners will have 48 hours to comply with an ECC request to remove signs and may appeal such request to the Board. Failure to remove signs will result in \$25 penalty per day per sign.

- **Trash Container Regulations**

Trash containers should not be placed earlier than 6 AM on the day prior to a scheduled pick-up and must be removed by 5 PM on the day following pickup. Large items such as furniture, appliances require special pickup from your trash vendor and must not be left out on the road.

- **Tree Removal Restrictions**

No live or dead tree over 3 inches in diameter measured at 18 inches above the base may be removed without prior written approval. All property owners must complete a Tree Removal Form (Appendix 3) requesting authorization to remove trees. A representative from the ECC will then inspect the tree and tag for removal. Trees that may be removed upon ECC Approval:

1. Any tree having its trunk within 15 ft. of the foundation.
2. Trees within the course of the driveway or turn-around space.
3. Any tree which is dead or diseased.
4. Trees that may be considered hazardous to the dwelling.

- **Property Repair/Maintenance:**

Notifications are required for all ordinary and customary repairs and maintenance. This current revision of the ECC Information Packet is intended to clarify the definitions of **“ordinary and customary repairs and maintenance”** as distinct from property **“improvements”** defined in the Deed Restrictions. Also, this memorandum is intended to identify procedural changes that will streamline the ECC approval process for the property owner.

The definition of **“ordinary and customary repairs and maintenance”** is to return the property to its original condition, using the same materials and colors as have been most recently approved by the (e. g, when home was originally built or subsequently improved) with **“like kind and quality”** replacement material.

For all **“ordinary and customary repairs,”** a simple **“ECC Repair/Maintenance Notification Form”** is all that is required. No fees or security deposits are required for **“ordinary and customary repairs and maintenance”** provided the replacement material is of “like kind and quality and within the same footprint.” The form (sent to the WLPOA office) is to notify the ECC of the impending **“ordinary repairs and maintenance”** to be accomplished. Note repair of paved driveways may require an application based on the extent of the repair.

Examples of Typical/Ordinary Repairs or Maintenance:

1. Replace defective and/or leaky skylights, windows, doors and garage doors with similar material and color in the same location.
2. Replace old, warped or damaged garage doors with similar material and colors.
3. Replace screened porch, deck and stairs with wood/composite provided the replacement maintains the identical footprint.
4. Repaint home and any outbuilding with approved ECC color (for further clarification on ECC approved colors, please contact the office).
5. Replace roof with same material.
6. Replace chimney with the same material.
7. Replace gutters/downspouts.
8. Replace walkways provided it is within the original footprint.
9. Restoration of stone/gravel/pebbled driveway provided it is within the original footprint and using the same material.
10. Replace air conditioners or generators in same location.

11. Minor repair of an existing wall under 3 feet in height.
12. Replace any existing lighting fixture with a similar fixture.

- **Property Improvements and/or Additions:**

Application forms are required for all planned property improvements. By definition, any **improvements** or **construction** to a Woodridge Lake property is required by the By-Laws to have the ECC review and approval of the improvements. If you are planning on making any changes to the appearance of your home, you must submit an application form to the ECC for approval **before** starting any work.

The ECC meets the second Saturday of every month. All new applications with required attachments, deposits and fees must be received no later than ten (10) days prior to the meeting. For certain improvements, the ECC will schedule up to two site visits - the first to review the layout, staking site of modification and potential tree removal and a second for completion of the project. Any additional site visits may be subject to a fee up to \$75.

Examples of Property Improvements include, but are not limited to:

1. New construction, such as new house or garage, additions e.g., decks and porches, sheds, or swimming pools. (All of these construction projects require the owner or contractor to clearly stake out the area of the proposed construction).
2. Adding new windows, skylights, doors or chimneys.
3. Material changes to siding or roof.
4. Installation of new propane tanks, new air conditioning units or new generators – all such new installations will require adequate screening to hide from street or neighbor's view.
5. New satellite dishes, solar panels, or hot tubs.
6. New driveways, including turnarounds and parking areas or changing driveways from stone (or dirt) to asphalt or pavers, or changes to driveways involving new land swells and pipe drainage. (These types of changes require Town of Goshen notification). All these above require the owner or contractor to clearly stake out the area of the intended construction.
7. Shoreline changes including rip rap, or bottom barriers.
8. New docks.
9. All excavation, demolition.
10. Major landscaping and grade changes.

As always, if there is an emergency associated with your home, e.g., roof repair, you can contact the WLPOA office and/or the chairman of the ECC for a waiver for immediate repairs. The proper form **still must be filled out** for the work and submitted for ECC approval.

Thank you for your attention.

The Environmental Control Committee

GENERAL GUIDELINES

The Environmental Control Committee (ECC) strives to promote a harmonious Woodridge Lake environment that is aesthetically pleasing and ecologically sound. Its primary purpose, therefore, is to ensure that the community's Declaration of Restrictions (Deed Restrictions), which apply to every lot are adhered to. The guidelines stated below serve as ground rules for the building approval process as well as spelling out when application to the ECC must be made.

The Environmental Control Committee's powers, duties and related functions are stated in Article 5 and elsewhere in the Declaration of Restrictions of the Woodridge Lake Subdivision filed in the land records of the Town of Goshen. All Woodridge Lake property owners should carefully review the Deed Restrictions. A Copy should have been given to you upon the purchase of your property and is available on our website, www.woodridgelake.com, or may be picked up in the WLPOA office.

Notification Form Requirements

A completed ECC Notification Form (Appendix 1) is required for all **“ordinary and customary repairs and maintenance”** that is intended to return the property to its original condition, using the same materials and colors as have been most recently approved by the ECC (e. g, when the home was originally built or subsequently improved) with **“like kind and quality”** replacement material. The types of repairs/maintenance would be, for example, replacement of leaking skylights, windows, doors, screened porches, decks, stairs, exterior repainting, roof repair, walkways, and damaged landscaping soils and plants. These types of repairs and maintenance must be accomplished with “like kind and material quality” for the repair. For **“ordinary and customary repairs and maintenance”**, there are no fees or security deposits required. However, the completed ECC Notification Form is required to be submitted to the ECC before any work is started.

Application Form Requirements:

A completed ECC Application Form (Appendix 2) is required for all property improvements”. The term **“property improvement”** is intended to be all inclusive and covers not only house construction, but also swimming pools, waterfront development, docks, separate structures requiring excavations and/or foundations, shed, playhouses, large dish antennae, porches, decks, chimneys, garages, permanent walkways, stairs and terraces. The total of these improvements is used to calculate the maximum lot development of 20%. For all **“property improvements,”** an application must be properly filled out and submitted to the ECC for review and approval before work is started. Upon completion of the project, along with any required landscaping or shielding, the homeowner must submit the ECC Security Deposit Refund Form (Appendix 4).

Please Note: No aluminum, vinyl or brick siding is allowed on any structure at Woodridge Lake. Stone, stucco and brick houses are not permitted. Cultured or real stone and brick can be used only as an accent. Also, the color white may be used only for trim and is not acceptable as a primary structure color.

Requirements for New Home Builds:

A lot owner, wishing to build for the first time, must apply to the ECC for permission, as well as to any other applicable authorities, such as the Inland/Wetlands Commission, Town, WLPOA Sewer District, Health District, etc. If considerable ledge is discovered, include in your application your plans for disposing of the rocks unearthed during excavations or blasting.

The required **certified site/plot plan** should include all elevations shown in Figures 3 & 4, as well as the **benchmark** location. If an elevation requires more than three feet of fill, a topographical survey will be required.

At the site, a surveyor must stake the corners and sidelines of the property with brightly colored stakes and mark them at sufficient intervals with surveyor's tape to facilitate visual inspections and indicate their exact locations. Any benchmark should be made of a color and material to withstand years of weather. The application must clearly indicate the placement of the primary structure including any deck(s) and other buildings (planned or future), basement access, driveway and any other structures. It must include exact/proposed location of the driveway and turn-around, utilities, well, sewer and any easements. **All** of the above **must be within the front, rear and sideline setbacks** as specified in the Deed Restrictions, and as defined in this Informational Packet.

Application Timing Requirements:

All parts of the application form must be on hand in the Woodridge Lake Property Owners' Association office **at least ten days before** an ECC scheduled meeting for the project to be considered at that meeting. The Environmental Controls Committee normally meets on the second Saturday of every month. The office will check applications to make sure they are complete.

After receiving approval, your contractor/builder should be alerted to the **extra time** in the building schedule that they will need to set aside for the tagging of trees after the house stakes have been set. (See Tree Removals and Restoration).

Any project must start within 6 months of receipt of ECC approval and the completion must occur within the time limit stated in the signed Security Deposit Agreement. Extensions for an additional 6 months are possible **on application** to the Environmental Control Committee. If not completed within the approved time, the Security Deposit and the Fee may be forfeited (subject to notification and a hearing before the WLPOA Board of Directors), and a new application may be required.

Retaining Wall Requirements:

The Connecticut Building Code requires that any retaining wall over 4 feet tall be designed and supervised by a licensed civil engineer.

Variances

The Committee may allow reasonable variances or adjustments of these Restrictions where literal application thereof would result in unnecessary hardship. Provided, however, that any such variance or adjustment shall be granted in conformity with the general intent and purposes of these Restrictions; and, that the granting of a variance or adjustment will not be materially detrimental or injurious to other lots in the Development, or be in violation of these Restrictions.

Additional Owner Responsibilities

The owner of the property is responsible at all times during the construction process for maintaining a neat and safe work site, for the control of runoff and erosion and for observing all requirements and regulations of the Association. No improvement that has been partially or totally destroyed by fire or otherwise shall be allowed to remain in such state for more than three (3) months from the time of such destruction or damage.

TREE REMOVAL AND RESTORATION

PURPOSE:

The intrinsic as well as economic value of the Woodridge Lake community depends in large part upon maintaining its ground cover and trees. Our Deed Restrictions have the objective of avoiding permanent ecological damage. Since these restrictions are for the ultimate benefit of all property owners, it is hoped that a community spirit of pride and cooperation will prevail.

RESTRICTION:

No live or dead tree over three inches in diameter measured at eighteen inches above the base of the tree, (including branches over 3") may be removed from any lot in the development without first having obtained the written consent thereto of the ECC. For any tree that meets this criteria, a Tree Removal Form (Appendix 3) is required to be submitted by the homeowner.

PROCEDURE:

After approval the ECC coordinator should be called at the Woodridge Lake Association office for the tagging of the trees. Inspection and tagging will usually take place within 72 hours of the lot owner's/builder's request. Only trees tagged with the special ECC tape may be removed. If, during the course of any work, if an additional tree needs to be removed, the ECC coordinator must be called to inspect and tag.

REMEDIES:

Anyone in violation of these restrictions shall be subject to enforcement actions as set forth in the Declaration Rules and Regulations, of WLPOA.

REPLACEMENT TREES:

For replacement, the following trees grow well at Woodridge Lake:

In shade: Hemlock, Spruce, Striped and Mt. Maple, Alder, Hawthorne, Larch and Tupelo, as well as other trees recommended by local nurseries.

In sun: White Pine, Fir, Beech, Oak, Ash, Sugar Maple and Red Maple, are among those that grow well.

EROSION AND SEDIMENTATION CONTROL GUIDELINES

PURPOSE:

Maintaining the high quality of Woodridge Lake is essential to the interests of all Woodridge Lake lot owners. Erosion and sedimentation due to disturbances of natural cover within the watershed are a significant threat to the lake. Since storm water runoff from almost all Woodridge Lake lots can carry sediment into the lake, and since construction activity necessarily disturbs natural ground cover, these guidelines have been established to minimize the threat.

1. Land disturbances shall be kept to a minimum; re-stabilization shall be scheduled as soon as practicable.

2. On waterfront and riverfront lots, hay bale filters or siltation fences shall be installed parallel to the waterline. (see Figures 1 & 2)
3. Hay bale filters or siltation fencing shall be installed at all culvert outlets, along the toe of all critical cuts and fill slopes, and in open utility ditches (see Figures 1 & 2).
4. Driveway drainage channels will be protected with riprap; energy dissipaters shall be provided as necessary.
5. Catch basins and other existing street storm drainage facilities shall be protected with hay bale filters or siltation fencing throughout the construction period and until all disturbed areas are thoroughly stabilized.
6. All erosion sediment control measures shall be constructed in accordance with the standards and specifications as shown in Figures 1 & 2.
7. Erosion and sediment control measures must be installed prior to breaking ground.
8. All control measures must be **maintained in effective condition throughout the construction period.**
9. Additional control measures may be requested during the construction period if necessary or required by the ECC.
10. Sediment removed from control structures must be disposed of in a manner which is consistent with the intent of the plan.
11. In certain cases, Goshen Inland/Wetland Commission supervision may be required.

Figure 1 TYPE B EROSION CHECK FOR SLOPED AREAS

FIGURE 1 - TYPE "B" EROSION CHECK FOR SLOPED AREAS

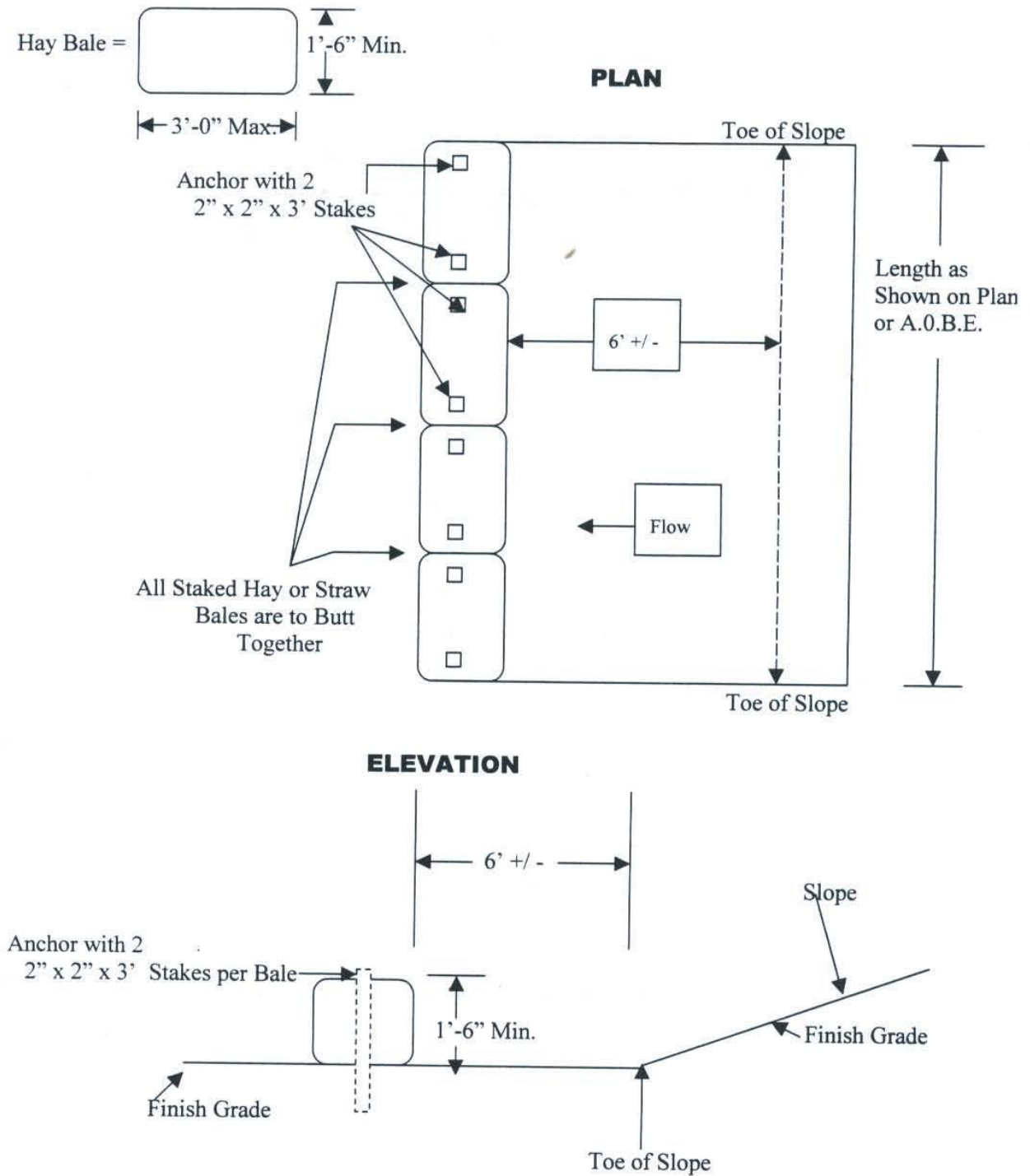
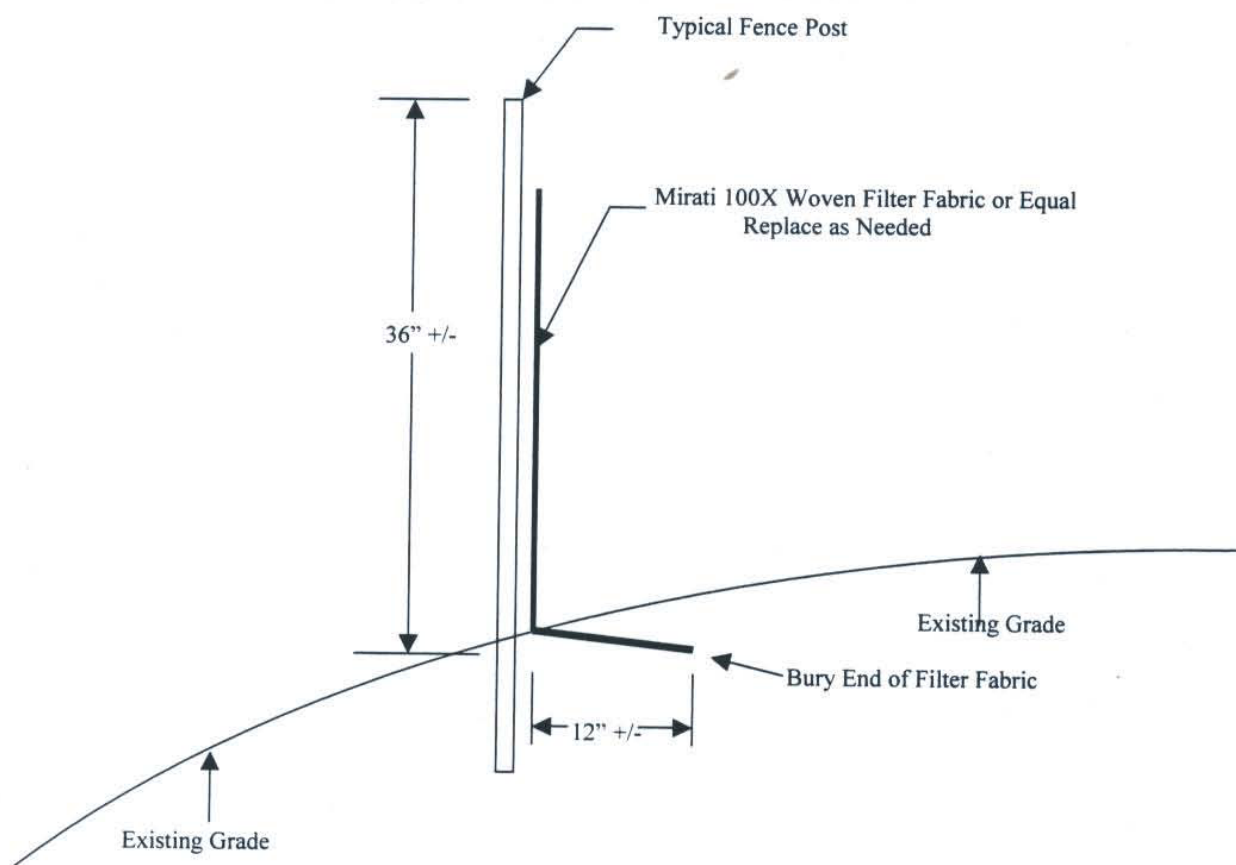


Figure 2 SEDIMENT FILTER FENCE

**FIGURE 2 – SEDIMENT FILTER FENCE
N.T.S.**



Bottom Barriers and Dock Policy

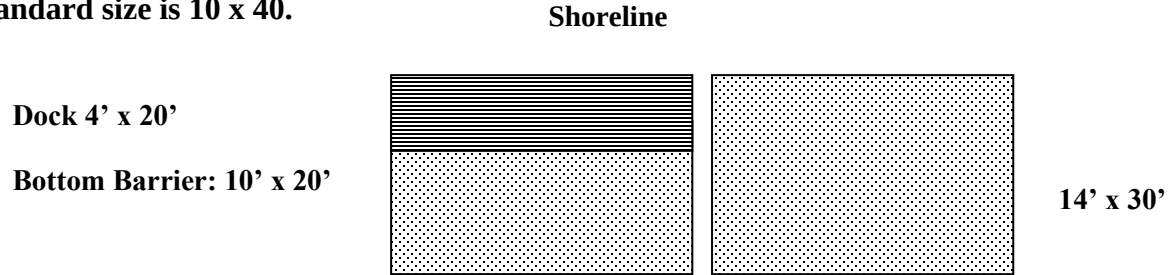
1. This policy is intended to provide firm guidelines for dock and bottom barrier design so that fair and uniform control can be maintained in accordance with the Amended and Restated Declaration of Restrictions for Woodridge Lake.
 - a. No pier, dock or similar structure may be constructed in such manner as to be permanent or so that any portion thereof extends more than 20 feet from the shore into Woodridge Lake, nor shall any pier, dock or other similar structure exceed 20 feet in total width. **See Permissible Boat Dock Configuration and Maximum Dimensions in this document.**
 - b. In no event shall any pier, dock, or similar structure be erected with plans for its location, construction, size and configuration without having received the prior written approval of the Environmental Control Committee.
 - c. The Association further reserves for itself, its successors, assigns and licensees, for lake and shoreline maintenance and control along that portion of each lot contiguous to the shoreline of Woodridge Lake an easement 10 feet wide.

Bottom Barriers

- a. All bottom barriers must be removed no later than November 1st to allow for lake maintenance, and may only be installed after March 31st, to allow for fish spawning.
- b. Under all circumstances, bottom barriers are limited to a maximum of 1,000 square feet and may extend no more than 30 feet from the shore into Woodridge Lake, of 10 feet from the furthest dock extension into Woodridge Lake, whichever is lesser; and shall not cover more than 50 feet of the property owner's shoreline. (See schematics)
- c. Bottom barriers must be of permeable material* to allow gas exchange between water and sediments and shall be securely anchored with pea-gravel bags, rock or similar mechanism to prevent billowing and movement.
- d. Bottom barriers and anchors shall be regularly maintained while in place to ensure the barrier and anchors are functioning properly. Barriers that have moved or are billowing shall immediately be securely reinstalled or removed.

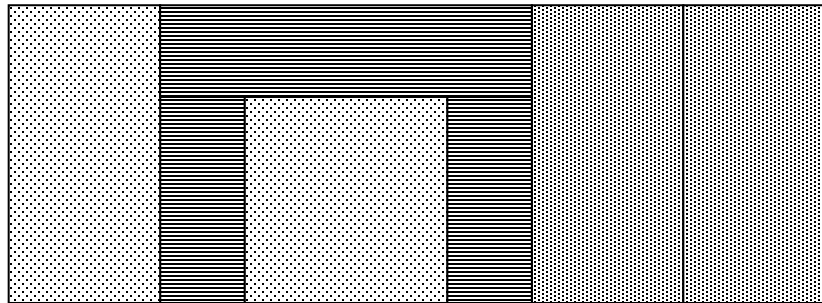
*Application must specify the bottom barrier material to be used. Acceptable materials are permeable, to prevent billowing and to allow gases to escape: burlap, woven synthetics, perforated black Mylar, landscaping fabric or commercially branded barriers including Aqua screen.

Schematic: Permissible Bottom Barrier Configuration and Dimensions (not to scale). Please note standard size is 10 x 40.



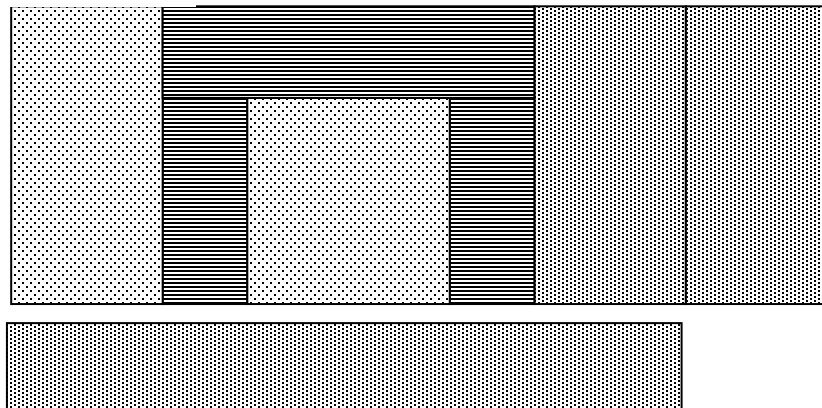
(Shoreline maximum $20' + 30' = 50'$. Maximum extension into Lake: 14')

Dock 4' x 20' 'horseshoe' **Shoreline** **Bottom barriers: (2) 10' x 20'; (1) 12' x 16'**
(1) 10' x 20'



(Shoreline maximum: $10' + 20' + 10' + 10' = 50'$. Maximum extension into Lake: 20')

Dock 4' x 20' "horseshoe" **Shoreline** **Bottom barriers: (2) 10' x 20'; (1) 12' x 16'**
(1) 10' x 20' (1) 10' x 40'

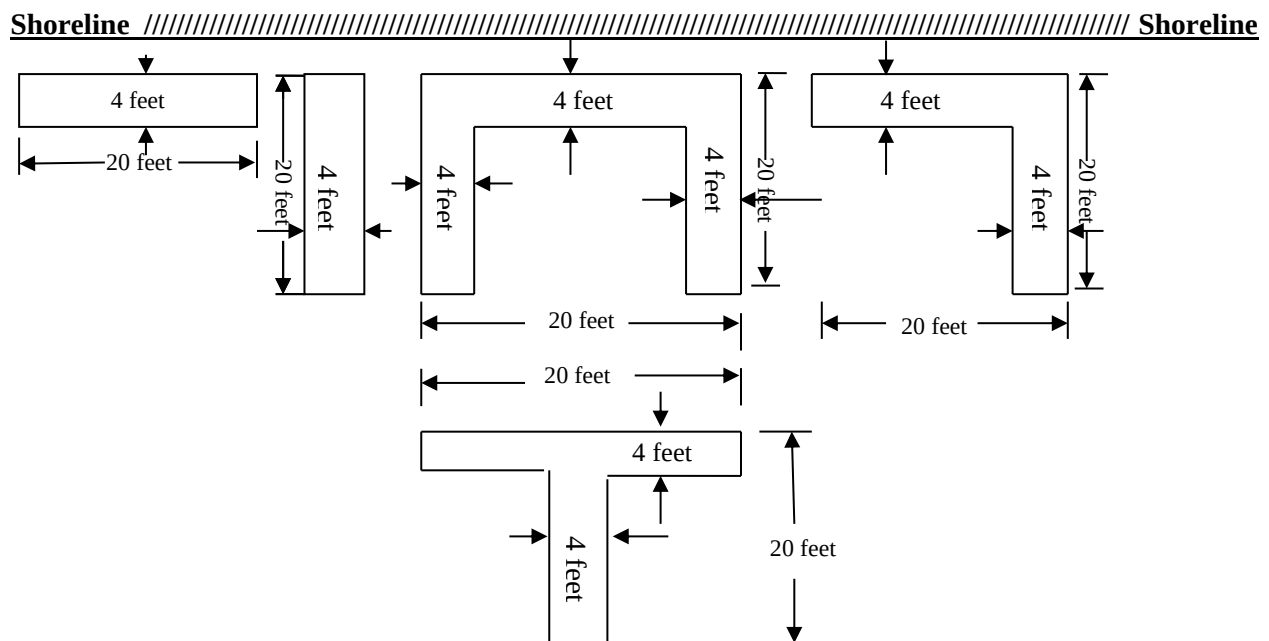


(Shoreline maximum: $10' + 20' + 10' + 10' = 50'$. Maximum extension into Lake: 30')

Boat Docks

- a. All docks must be constructed so they can be removed in the fall of each year to allow for lake maintenance.
- b. Existing non-removal docks may remain until repairs are needed; at which time the new docks must be made removable.
- c. If required, access to the shoreline for necessary maintenance or control is impeded by a fixed dock or pier; the owner must pay for removal if there is no feasible alternative approach.

Schematic: Permissible Boat Dock Configuration and Maximum Dimensions (not to scale).



INFORMATION REQUIRED ON SITE PLANS

The purpose of these detailed site plans is to alert everyone to possible problems and to forestall them before the building process begins, thus saving time, money and effort, at least in that regard.

Please study the samples on the succeeding pages very carefully. The numbers in the dotted circles on the pages refer to this list. Please make certain that your certified surveyor includes all of them.

1. Benchmark location
2. Proposed finish grade elevation at all corners of the proposed structures
3. Proposed elevation for the main floor [entry] level
4. Basement or lower floor elevation
5. Grade elevation at curb cut at top and bottom of driveway
6. Grade elevation at front of garage, if any
7. Existing grade: +/- 100
Proposed grade: +/- 100
8. The sidelines of adjacent structures, if any, to best position your house
9. Show proposed landscaping or ancillary structures on the site/survey plan
10. Show profile from street to back of property
11. The certified plan is to indicate lot area and proposed improvements, including all decks, patios, paths, basement access, stairs, driveway and turnaround, outbuildings. (See Property Improvement definition on page 2) The ratio of the improved area to unimproved portion of the lot is **not to exceed 20%** (divide the developed area by the lot area to get the percentage).

Figure 3 Sample Site Plan

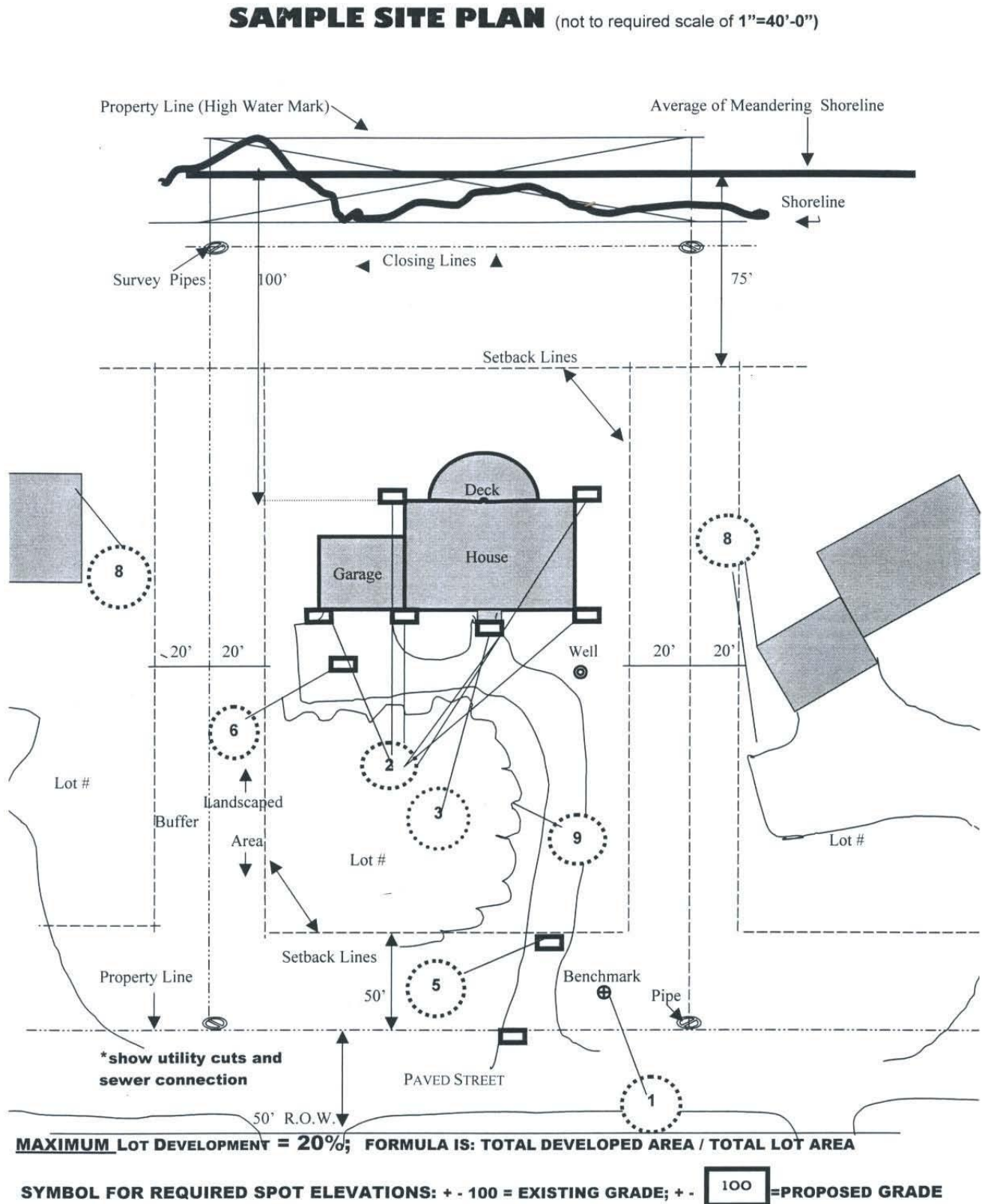
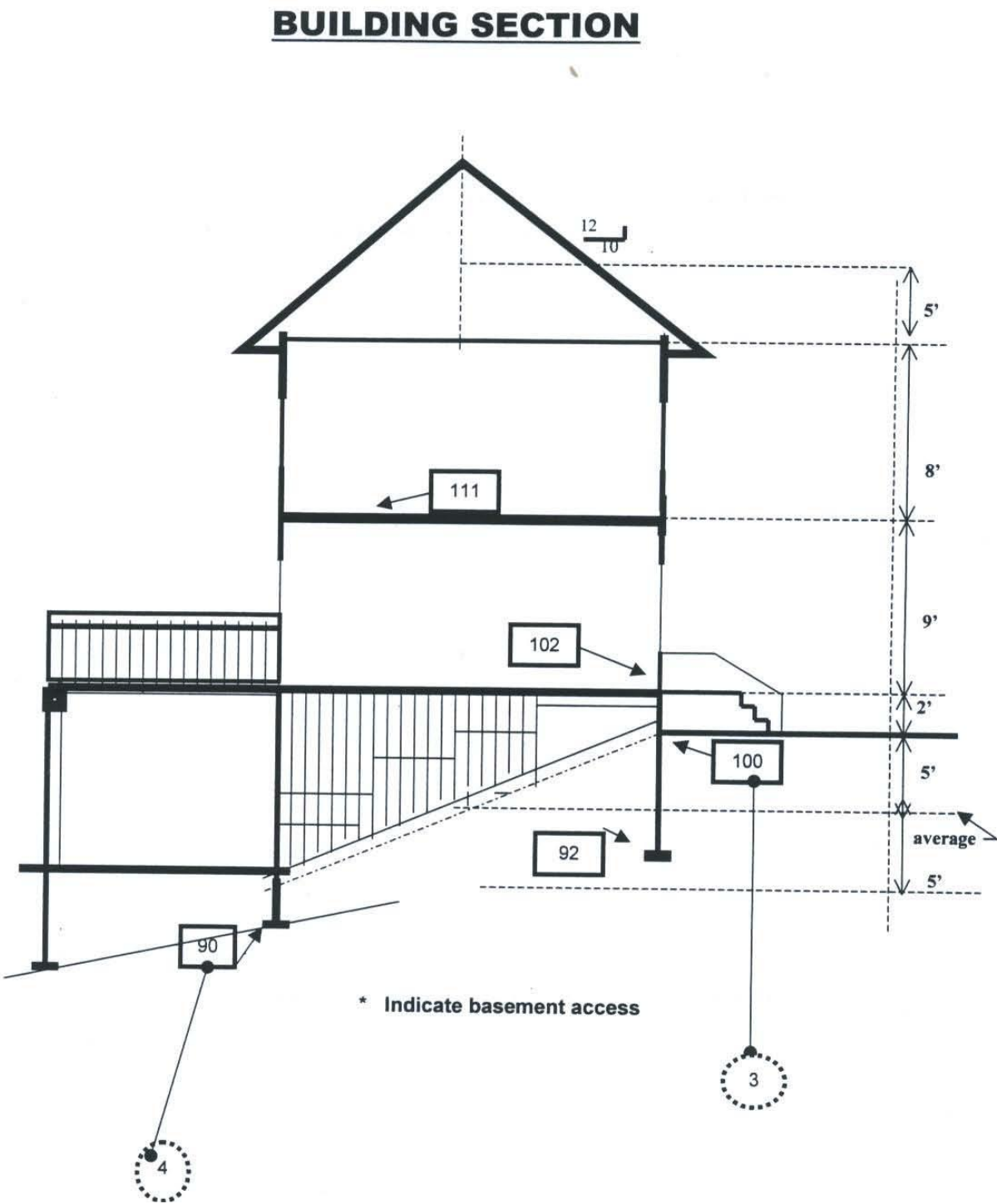
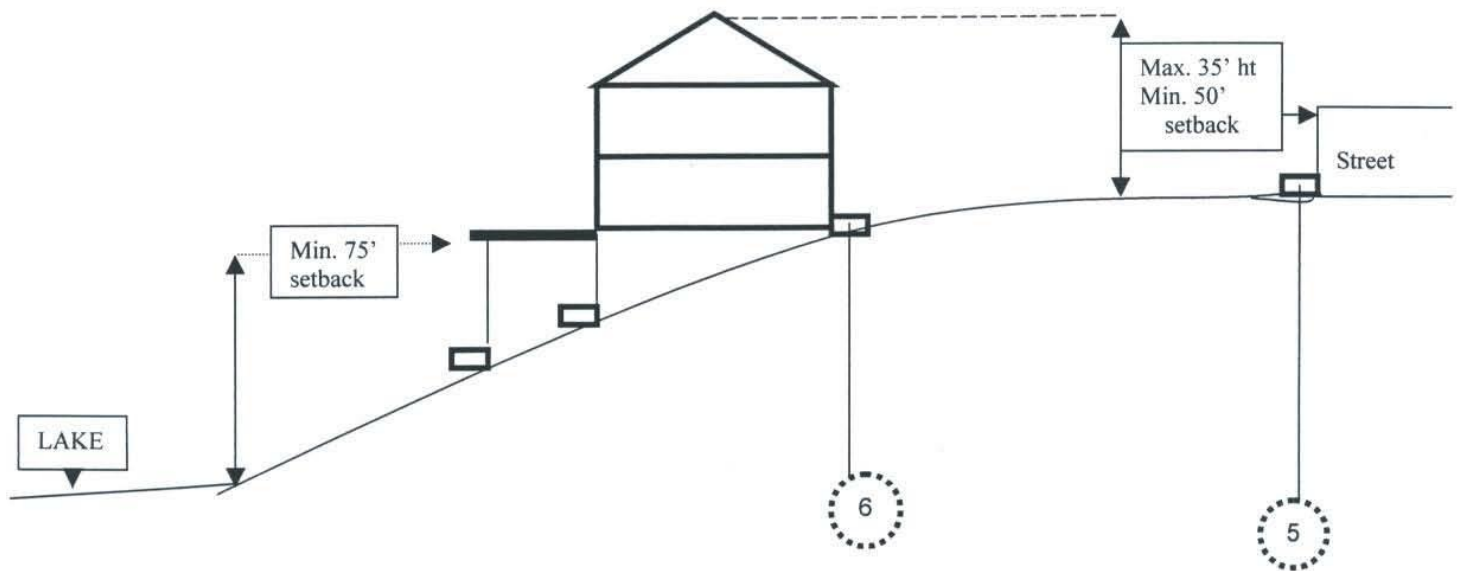


Figure 4 Building Section



PROFILE OF REQUIRED ELEVATIONS



based on site plan
scale: 1" = 40'-0"
(not drawn to scale here)
REQUIRED elevation
measurements

Appendix 1: ECC NOTIFICATION FORM

Lot #: _____ Property Address: _____ Date: _____

Name: _____ Phone: _____

Mailing Address: _____

Email address: _____

Description of work to be done: _____

(Please provide photos of existing condition plus info on material being used)

Are any trees to be removed during this process? YES ☐ (Please complete Tree Removal Form)

NO ☐

Contractor (if any): _____

Estimated Date of Completion: (All repair or replacement projects have a 90-day grace period)

- *All repairs and/or maintenance must be completed with the same materials as used in previously approved construction or improvements.*
- *Work hours for construction, property improvements and tree removal are limited to Mondays through Saturdays, 8 AM to 5 PM, and no work may be performed on Sundays or any Connecticut State Holidays.*
- *Maintain a clean, litter-free building site for the duration of the project, and refrain from displaying any contractor or vendor signs.*
- *The ECC conducts site visits on a quarterly basis to ensure that all projects were completed as per their submitted notification forms. All such site visits will be scheduled with the Owner ahead of time.*

Property Owner signature: _____

Date checked: _____ By (ECC Representative): _____

Remarks: _____

Appendix 2: ECC APPLICATION FORM

Owner: _____ Lot #: _____ WL Address: _____

Mailing Address: _____

Email: _____ Phone: _____

Builder/Contractor Information

Name: _____ License or Registration : _____

Address: _____

Phone: _____ Email: _____

PROXY: YES ☐ Name: _____ NO ☐

Type of Improvement/Brief Description of Proposed Work: _____

Expected Completion Date: _____

Signature: _____ Date: _____

Requirements:

- ☐ Inland Wetlands Approval (if needed)
- ☐ Two sets of Plot Plans (including topographical)
- ☐ Two sets of build plans
- ☐ Two sets of photos identifying location (showing staking), as well as photos taken from the street
- ☐ Lot calculations showing existing coverage, plus new lot usage
- ☐ Samples or pictures of materials and colors must accompany applications.

Fees & Security (See Fees & Security Deposit Schedule)

Fee Amount: _____ **and Check #** _____ **Security Amount:** _____ **and Check #** _____

OFFICE USE

E.C.C. Approval: _____ Date: _____

LOT CALCULATION

All applications must include total square footage calculations. Please include all current and proposed calculations.

Item	(CURRENT) Square Footage	Proposed House/ Improvements (Square Footage)
Residence		
Decks		
Patios		
Screened Porch		
Garage		
Shed		
Driveway		
Porches		
Walkways		
Stone/Brick Walls		
AC/Propane/Generators		
Other		
Total		

Lot Square footage_____

Total: _____% (20% Maximum)

FEE AND SECURITY DEPOSIT SCHEDULE

	<u>Property Improvement / New Addition:</u>	☒	Fee	Security Deposit
1	Central air conditioning (excl. window units)/or new heat pumps (must be screened off)		\$100	\$1,000
2	Chimney		\$75	\$1,000
3	Drainage ditches/swale		\$100	\$350
4	Driveway changes or modifications or conversions (footprint change)		\$100	\$350
5	Driveway maintenance/repair/new stone or repave Same material.		\$0	\$0
6	Docks		\$100	\$1,000
7	Enclosed addition to/expansion of residence (including screened porch and garage)		\$350	\$3,500
8	Excavation without structure construction		\$100	\$1,500
9	Front porch, new front landing, new decks, new patios, walkways and walls (new or repair over 20%) under 3 feet in height		\$100	\$1,000
10	Geothermal installation or similar		\$100	\$3,500
11	Generator (must be screened off)		\$100	\$1,000
12	Gutters/downspouts		\$75	\$350
13	Hot tubs		\$100	\$1,000
14	Lakefront rip rap, walls over 3 feet in height, or grade changes		\$100	\$3,000
15	Lighting (standalone lighting such as lamp posts, etc.)		\$75	\$350
16	New residential construction, including demolition of existing house		\$350	\$3,500
17	Satellite antennas or satellite dishes		\$75	\$350
18	Shed - no excavation required		\$100	\$500
19	Shed - excavation required		\$100	\$1,500
20	Siding change		\$100	\$1,000
21	Solar panels - ground mounted		\$100	\$1,500
22	Solar panels – roof mounted		\$75	\$1,000
23	Swimming pools		\$350	\$3,500
24	Tanks (propane or other) – in ground		\$100	\$1000
25	Tanks (propane or other) – above ground		\$100	\$350
26	Windows (additions, new locations, different sizes or material change from existing)		\$100	\$1,000

If this Security Deposit Schedule does not list a particular improvement, then the ECC determines the fee and deposit amounts at its sole discretion.

*** Please check with Goshen Town (www.goshenct.gov) for any requirements or approvals such as Inland Wetland, Building/Zoning permits, Torrington Health Department, Sewer District, Call Before You Dig (CBYD), etc.**

COMPLIANCE AND SECURITY DEPOSIT AGREEMENT

In consideration of the ECC's approval of this application, the Owner agrees that a security deposit will be held by the Association without interest, in order to secure the actual completion of the work as required by the Association. The parties agree to the following (property owner to initial any that apply):

- ___ 1. Refrain from any construction activity before 8AM or after 5PM Monday through Saturday, and refrain from any construction activity on Sundays and all Connecticut legal holidays.
- ___ 2. Maintain a clean, litter-free building site for the duration of the project.
- ___ 3. Refrain from displaying any contractor or vendor signs.
- ___ 4. Seeding disturbed banks with grass or ground cover.
- ___ 5. Hay or woodchip mulching of open dirt slopes.
- ___ 6. Rip rapping slopes with stones.
- ___ 7. Steep sloping driveways graded into rip rapped gutter on lower side.
- ___ 8. Use of trough drains at intervals in driveway slope.
- ___ 9. Adequate sizing and placement of culvert pipes under driveway entrances with stone riprap channels at both entrance and exit of pipe to prevent silt accumulation.
- ___ 10. Installation and proper maintenance of erosion and sedimentation controls in accordance with EROSION and SEDIMENTATION CONTROL GUIDELINES included in the ECC Information packet. Responsibility for implementation assigned to:
Name: _____ Telephone: _____
- ___ 11. Replant to maintain at least 20 feet of natural vegetation from property line (if disturbed), and replant utility cuts (if disturbed).

Upon failure of the Owner to provide such work and installations in a manner satisfactory to the Association and in accordance with the requirements of the approved application, the owner may be subject to violation enforcement procedures and remediation requirements as established by the WLPOA Board of Directors.

Signed _____
Property Owner

Date _____

Appendix 3: TREE REMOVAL FORM

With permission from the Woodridge Lake Property Owners' Association, Inc. – Environmental Committee (E.C.C.), each tree that has been approved for removal will be tagged with an WLPOA-embossed ribbon.

Date: _____ Lot #: _____ Owner: _____

Address: _____

Phone: _____ Email: _____

Tree Removal by: _____ Phone: _____

Owner Signature: _____

DESCRIPTION OF TREE/TREES

**YOU MUST TAG THE TREE(S) THAT YOU WISH TO HAVE CUT DOWN SO THAT THE
ECC REPRESENTATIVE CAN EASILY IDENTIFY WHICH TREE(S) TO MARK**

You have the right to appeal any denied tree to the ECC

LOCATION	TYPE OF TREE	REASON FOR REMOVAL
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. . _____	_____	_____

ECC Representative: _____ **Date:** _____

Comments:

Effective: March 22, 2025

Appendix 4: ECC SECURITY DEPOSIT REFUND FORM

Date: _____ Lot: _____ Owner’s Name: _____

Address at Woodridge Lake: _____ Phone: _____

Work Done:

Refund Deposit To: _____

Address: _____

The above has been completed to the E.C.C.’s satisfaction.

Please arrange to refund \$ _____ Security Deposit as soon as possible.

Owner

E.C.C. Coordinator/ Chairperson