

Winterwood "Road" Information Fact Sheet

Winterwood is an undeveloped road located in the Loma Linda Subdivision. There are 8 lots on this undeveloped road. See below for more information.

- Winterwood was originally designed to be part of Loma Linda Section 3 back when the developers submitted plats and easements to Archuleta County in the late 1980s. No money was put aside to complete this road.
- Winterwood was never developed nor completed. There were never utilities installed on this part of Section 3. Therefore, there is no water or electric anywhere on this road. There are no funds for this road to be developed by the HOA, which owns the 60' right of way road easement. The HOA does not have the funds to develop the road currently or anytime in the future. The HOA does not have plans to install any utilities on this road.
- **DEVELOPMENT OF THE ROAD:**
 - An agreement between the lot owners wanting to install a road and the HOA would have to be written up by the HOA's attorneys and paid for by the lot owners. **NO WORK CAN BE DONE WITHOUT THIS AGREEMENT**
 - If the road were to be developed, it would have to be at the initiative of the lot owners on Winterwood. It would have to be paid for by the lot owners that would benefit from that development.
 - A proper survey of where the road is located would have to be done and paid for by the lot owners benefitting from the road. A copy of the survey should be submitted to the HOA.
 - Any part of the road that is completed, if not all of it, must go 40 feet beyond the property where the road is built so as to ensure a turnaround radius for emergency vehicles.
- **FROM ARCHULETA COUNTY ROAD AND BRIDGES**
 - In order for a driveway to be built on the lots on Winterwood, the lot owner must obtain an access/right of way permit from the county. The county will not issue this permit unless there is a road that is up to county standards.
 - You must have a driveway in order to receive an address other than "x."
 - This road would be a low volume road requiring a subbase, a base, and gravel laid down. Culverts, drainage plans, survey, and engineering plans would all need to be done before the road is built. Once the road is built, the county would need to inspect and accept the road.
 - In order to build anything on a Winterwood lot, you must first have the access/right of way permit. Again, this permit will only be issued if the road is up to county standards.

- If a lot owner plans to camp on their property, they must obtain from Archuleta County a camping permit. This camping permit will not be issued unless there is an access/right of way permit issued. Once again, this permit will not be issued unless there is a county approved road.