

PROPOSED AMENDMENT #2

Allow for the Keeping of Chickens

There are two amendments proposed that impact the current covenant regarding the keeping of animals. This amendment will expand the current covenant to allow for the keeping of chickens. While both amendments impact the same covenant (Article V. Section m. Animals), property owners are being asked to vote on them separately. The current covenant and proposed amendment are as follows:

Current Covenant:

Section m. Animals. No animals, livestock, or poultry of any kind shall be housed, raised, or kept on any track or property either temporarily or permanently, except that commonly accepted domestic pets may be kept provided that they are not kept or maintained for any commercial purposes.

Proposed Covenant Amendment:

Article V, Section m. of the Stagecoach Declaration of Covenants, Conditions and Restrictions shall be amended in its entirety to read as follows:

Section m. Animals. Except as otherwise provided in this Section m., no animals, livestock, or poultry of any kind shall be housed, raised, or kept on any Lot either temporarily or permanently. No animals, or domestic pets may be raised or kept for any commercial purposes.

1. Domestic Pets. Commonly accepted domestic pets (e.g., dogs, cats, fish, birds) may be kept on a Lot with a residence subject to Routt County's regulations on pet safety and the licensing and control of pets.
2. Chickens. Not more than ten (10) hens may be kept on a Lot with a residence. Roosters may not be housed, raised or kept on any Lot. The hens may be kept, during, and only during, such periods of time as the following requirements are met by the Owner of the Lot:
 - (a) The hens are housed in one (1) enclosed, predator-resistant chicken house, the design, color and location of which have been approved by the Architectural Control Committee pursuant to the provisions of Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions. This structure is not considered a 'building' for purposes of Article V, Section a. of the Stagecoach Declaration of Covenants, Conditions and Restrictions; and
 - (b) The hens' movement on and about the Lot is restricted to an area either surrounding or immediately adjacent to the chicken house, which area is surrounded on all sides by a predator-resistant fence, the design, color and location of which have been approved by the Architectural Control Committee pursuant to the provisions of Article V of the Stagecoach Declaration of Covenants, Conditions and Restrictions; and
 - (c) The chicken house and the fenced area in which the hens are free to roam, are maintained by the Owner of the Lot so that they are clean and structurally sound and do not create foul odors that can easily be detected from nearby Lots.