

PROPOSED AMENDMENT #3

Allow for the Keeping of Riding/Pack Animals

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 riding/pack animals. 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. (Reserved) *Note: This paragraph will contain the amendment on the keeping of chickens if approved.*
3. Riding and pack animals. Not more than four (4) riding and pack animals may be kept on a Lot with an existing residence and an area of five (5) acres or more. For purposes of this Section m, riding and pack animals are horses, llamas, mules, and burros.

The Lot shall be located in the Blackhorse I, Blackhorse II, Horseback, Morningside, Overland, Sky Hitch, Sky Hitch II, Sky Hitch III, Sky Hitch IV, South Station I or South Station II subdivisions. If the Lot is bisected by a public right-of-way or access easement, the riding and pack animals must be kept on the Lot in an area comprised of five (5) or more contiguous acres. The riding and pack animals may be kept during, and only during, such periods of time as the following requirements are met by the Owner of the Lot:

- (a) A stable with at least one stall no smaller than twelve (12) feet by twelve (12) feet for each riding and pack animal, 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, is located on the Lot. 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 riding and pack animals are kept in a paddock with a minimum area of seven thousand (7,000) square feet per animal that is surrounded by a 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 stable and the paddock 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.