

**AMENDMENT OF THE
COVENANTS, CONDITIONS AND RESTRICTIONS OF
THE GRASSLANDS AT COMANCHE**

WHEREAS, Article X, Section 10.06 of the Covenants, Conditions and Restrictions of The Grasslands at Comanche provides for amendment of the Covenants, Conditions and Restrictions by the Owners of Sixty-seven percent (67%) of the Lots included within The Grasslands at Comanche Subdivision (GAC), and the Owners of GAC have approved this amendment to the Covenants, Conditions and Restrictions; and

NOW, THEREFORE, the Covenants, Conditions and Restrictions of The Grasslands at Comanche are hereby amended as follows:

Article III, Section 3.19 of the Covenants, Conditions and Restrictions is hereby amended by deleting that Section in its entirety and substituting the following therefore:

Section 3.19 - Livestock. Livestock are permitted to be maintained upon a Lot upon satisfaction of the following:

(a) Shelter. Shelter **must** be provided within one month of placement of livestock on Lot, except for fowl, which would require immediate shelter and confinement.

(b) Number of Livestock. No more than two (2) livestock will be allowed for each Lot less than 5 acres and no more than four (4) livestock will be allowed for each Lot equal to or greater than 5 acres. A temporary exception may be obtained from the HOA, in writing, for offspring of livestock (to weaning age, unless to be counted as 1 of the 2 livestock) kept on the Lot. Allowable livestock shall include horses, cattle, goats, llamas, mules and alpacas or other allowable livestock for 4-H projects.

(c) Additional Allowable Livestock. The Covenants, Conditions and Restrictions also shall allow for the ownership and housing of chickens (up to 8 hens) and 1 rooster or guineas (up to 8). Housing is especially necessary for fowl due to the presence of natural predators on the property and surrounding area.

(d) Barn. A barn may be provided on each Lot only for use by allowable livestock and shall not include more than one stall for each allowable animal. The size of the outbuildings, including barns and detached garages, shall be limited to 1,000 square feet/acre of the lot, to a maximum of three thousand (3,000) square feet for Lots of less than 5 acres, whichever is less, and to a maximum of five thousand (5,000) square feet for Lots of 5 acres or more, not counting up to 2 sheds totaling 200 square feet or less. No building shall have a length three times more than the width. The maximum height of an outbuilding shall be 25' or the height of the home whichever is greater. The location, design, exterior appearance, and other features of all barns and outbuildings shall also receive approval of the ARC.

(e) Paddock or Corral. An outdoor paddock or corral may be constructed on the Lot.



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in my custody.

KAREN LONG, Adams County Clerk & Recorder

By Elin L. Bruim Date 4/2/2014

(i) **Size.** The paddock or corral shall not exceed two thousand (2,000) square feet. See section 3.20 for consolidated lots.

(ii) **Location.** The paddock or corral must be adjacent to the barn. The paddock or corral must be located on the rear of the Lot, between the rear Lot line and the nearest line or point of the residence on the Lot, a minimum of a 100' setback from any street, a minimum of a 50' setback from the boundary line of any Equestrian Easement, a minimum of a 50' setback from any other property and/or Lot line, and a minimum of a 150' setback from a residence on any other Lot. The ARC may recommend and the Board may approve variance(s) to all these setback requirements, except those related to distance to any street or Equestrian Easement. For variance(s) requests to adjacent Lot lines and/or to a residence on any adjacent Lot(s), the Board shall provide notice to and receive input from the owner(s) of the adjacent Lot(s) prior to rendering a decision.

(iii) **Use.** Paddocks or corrals shall be used exclusively by livestock for exercising, roaming and walking purposes.

(iv) **Paddock/Corral Fences.** Paddock/corral fences shall be three to five rail fences constructed of a material which does not require painting, is appropriate to livestock and is essentially maintenance free. This fence may not exceed 72 inches or 6 feet in height.

(f) **Runoff and Erosion Control.** The runoff and erosion from all paddocks/corrals, barns, and any other structure and/or feature related to housing or controlling animals shall be controlled so the runoff of waste water, manure, and other materials from all paddocks/corrals does not flow onto adjacent properties and/or Lots, and/or public streets, and the runoff of uncontaminated water does not violate the approved Drainage Report(s) and Grading Plan(s) for the GAC Subdivision. The Owner shall be responsible for installing and maintaining all runoff control measures. The location and other features of all paddock/corral locations and fencing shall receive ARC approval.

Article III, Section 3.20 of the Covenants, Conditions and Restrictions is hereby amended by deleting the word "Horses" and substituting the word "Livestock".