

DESIGN REVIEW GUIDELINES

HORSE PROVISIONS

August 16, 2012

A. The Lots 29-33, and Lots 35-43 of Filing 2 in Cherry Creek Crossing subdivision in El Paso County, Colorado shall be allowed two (2) horses per Lot, provided however, no Owner may keep more than four (4) horses, even if owning multiple lots. In no event shall any horses, animals, or livestock of any kind be housed, raised or kept on any Lot of property either temporarily or permanently, for any commercial purpose as determined by the Design Review Committee (“Committee”) in its sole discretion.

B. Horses shall be kept within approved enclosures. Such enclosures, whether stables, barns, corrals, exercise runs, riding arena, or perimeter fencing, shall require the prior written approval of the Committee. No stables, barns, corrals, exercise runs, riding arena or any other structure for the housing or feeding of approved animals shall be located or placed, except in areas designated and approved by the Committee. Barns, stables, and corrals must comply with the County’s codes regarding private stables and corrals and shall not be located over any portion of the on-Lot water system. County regulations, which may be placed upon the location and maintenance of stable facilities, if more stringent, will pertain. The Committee is empowered to make exceptions to Lots where the foregoing setbacks are not practical; in all such cases, however, the location of such facilities relative to other Lots and appearance from other Lots and public roads will be a major consideration to the Committee.

NOTE: The riding of horses is not permitted on the subdivision interior roads. Horses may be ridden along the western boundary for access to Hodgen Road.

C. Stables, barns, corrals and riding arenas will be of sturdy materials and finished construction, and complementary to the design, color, construction and location of the house. Such may not be placed on any Lot prior to the construction of a house, except in cases of multiple contiguous Lot Ownership, wherein a house has first been constructed on one of the several Lots. No stable, barn or corral will be situated on the street side of any residence, except on Lots that have written approval of the Committee. Barns, corrals, horse exercise runs and riding arenas will not exceed a total of 1 acre per Lot. All animal fencing must be constructed of sturdy fencing of materials approved by the Committee to insure retention of approved animals. The top rail of fencing cannot exceed seven (7) feet above the surface of the ground. All stables, corrals, or any Structure for the housing, enclosure or feeding of approved animals shall be first approved in writing as to location, design and color by the Committee and shall be maintained in compliance with all lawful sanitary regulations.

D. Grazing of approved animals shall be done in a manner so as not to denude vegetation or “graze to dirt” except that the corral/exercise run may be maintained free from grass or vegetation. The corral/exercise run may not exceed 3/8 acre. During any one season at least two (2) acres must remain ungrazed. All approved animals must be given supplemental feed as a Lot will not support even one horse.

E. Stables and corrals shall meet the following minimum setbacks:

(i) Corrals. All corrals shall be located at least 50 feet from the front, 10 feet from the side, and 10 feet from the rear lot, parcel, or tract boundary line. All corrals shall be situated at least 35 feet from a residential structure on adjoining lots, measured in a straight line from nearest point to nearest point.

(ii) Stables (Barns) on Corner Lots. All stables located on corner lots shall be located at least 50 feet from the front, 10 feet from the rear lot, parcel, or tract boundary line.

(iii) Stables (Barns). All stables shall be located at least 50 feet from the front, 25 feet from the side, and 10 feet from the rear lot, parcel, or tract boundary line.

(iv) Open-ended or open-sided stables shall be oriented to the interior of the lot, parcel, or ownership unless located more than 100 feet from the nearest property line.

F. Horse corrals and stables shall be kept in a clean and orderly manner. Horse manure shall be picked up on a regular basis and disposed of in a manner acceptable to the El Paso County Department of Health and Environment. Drainage facilities and erosion control measures shall be established to protect adjacent properties from runoff. Manure must be disposed of (spread or removed) in 30 days weather permitting. Composting of manure is acceptable. Manure must be treated for reduction in flies.