

LIMITED AMENDMENT OF THE DECLARATION OF AMENDED AND RESTATED
PROTECTIVE COVENANTS OF
PAWNEE HILLS A REAL ESTATE SUBDIVISION
REGARDING CHICKENS

SUBJECT: Amendment to the Declaration of Amended and Restated Protective Covenants of Pawnee Hills A Real Estate Subdivision recorded January 14, 2019 at Reception NO. 583060 with the Elbert County Clerk and Recorder (the "Declaration") to include the allowance of chickens.

PURPOSE: To amend Article VI, Section 7 of the Declaration regarding Livestock to assign rules, regulations, enforcement, and funding requirements for keeping chickens on private property in Pawnee Hills Community Association ("Amendment").

AUTHORITY: Article VII, Section 3 of the Declaration provides for and allows this Amendment to the Declaration by a vote of no less than two thirds (2/3) of the Lot Owners. All amendments must be recorded in the real property records of Elbert County, Colorado.

EFFECTIVE DATE: XXXXXXXX, XX, XXXX

AMENDMENT: The Pawnee Hills Community Association (the "Association") and at least 2/3 of the Lot Owners hereby amend the Declaration as follows:

- (1) Repeal and Restatement. The first sentence of Article VI, Section 7 is hereby deleted in its entirety and replaced with the following:
- (2) Addition. The following provisions are hereby added to Article VI, Section 7 of the Declaration:

Limitations. No roosters are allowed temporarily or permanently on the property within the Association. Each household is limited to a maximum number of 9 hens per household.

Funding. All expenses incurred in the enforcement of this Amendment are the sole responsibility of the homeowner (member). All expenses incurred by owning chickens on private property in the association shall be the sole responsibility of the homeowner (member).

Containment Areas. All construction for keeping chickens must follow the Association Architectural Review Standards and Procedures. Containment areas include a predator proof chicken coop to be no larger than 12'X12', or 144 square ft max, and a fully enclosed predator proof outdoor chicken run. The minimum size for the chicken coop is 3 square feet per chicken inside the chicken coop and a minimum of 8 square feet per chicken for the outside run. The coop must have adequate ventilation, 1 nesting box per 3 hens, roosts, perches and a solid floor. Fencing sunk into the ground at least 8-12 inches and angled outward. A rock filled trench around the perimeter of the fence is recommended to deter predator digging. All containment areas must be kept clean and odor free. Setbacks must be a minimum of seventy-five feet (75).

CERTIFICATION

The undersigned, being the President and Secretary of the Association, hereby certify that at least 2/3 of the Lot Owners in the Association have voted in favor of this Amendment. Alternatively, the Association has obtained approval for this proposed Amendment pursuant to the terms and conditions of the Colorado Common Interest Ownership Act.

PAWNEE HILLS COMMUNITY ASSOCIATION

A Colorado Non-profit Corporation

By: _____

By: _____

STATE OF COLORADO)

) ss.

COUNTY OF _____)

The foregoing was acknowledged before me this ____ day of _____, 20____, by _____, as President of Pawnee Hills Community Association, a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: _____.

Notary Public

STATE OF COLORADO)

) ss.

COUNTY OF _____)

The foregoing was acknowledged before me this ____ day of _____, 20 ____,
by _____, as Secretary of Pawnee Hills Community Association, a
Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: _____

Notary Public

DRAFT