

**Pawnee Hills Community Association  
Special Meeting  
Monday - October 2, 2006**

The information below is a list of proposed covenant revisions and article additions. The current covenants are posted at [www.pawneehillshoa.org](http://www.pawneehillshoa.org).

**The vote will be:**

Pawnee Hills Community Association now desires to amend its Covenants by the addition of a new Article XIII, as set forth below;

**Article XIII**

- A. Whenever an owner submits plans and specifications to the Architectural Control Committee, such submission shall be made to the Pawnee Hills Clubhouse, 35644 Cheyenne Trail, Elizabeth, Colorado 80107, in person or by mail. The Architectural Control Committee shall confirm the receipt of all such submissions within ten (10) days as following receipt at the Clubhouse. The Control Committee shall follow the procedure set forth in Article V, Section 3 of the Declaration of Protected Covenants.

The Following provisions shall guide the Architectural Control Committee in administering the Restrictions set forth in Article VI of the Declaration of Protective Covenants:

Fences. (Section 2, or Article VI) No barbed wire fences shall be allowed. No chain link fences shall be allowed except for dog runs. The maximum height of any fence shall be six feet (6'). No solid fencing shall be allowed on the perimeter of the property.

Livestock. (Section 7, of Article VI) Zoning for Pawnee Hills is RA-1, and County Regulations provide the containment area (corral) shall not exceed ten percent (10%) of the gross lot acreage or one-half (1/2) acre, whichever is less.

Trees. (Section 8, of Article VI) Minor pruning and trimming are to be done at the discretion of the homeowner.

Landscaping. (Section 9, of Article VI) Improved lawns of an area up to 1,600 square feet are allowed if approved by the Well Permit. The preferred typed of grasses shall include: Fescue, Buffalograss, Grama, Wheatgrass, Bromes, Clover and Rye.

Commercial Activity. (Section 13, of Article VI) All activities in the common areas shall be for a resident's personal use and/or training of an animal. No commercial activities in the common areas shall be approved. No business signs shall be permitted on any structure and no free-standing business signs shall be erected on any lot. Home occupations shall only be allowed as permitted by Elbert County Regulations\*, Section 22, Part II, page 143.

**Home Occupations**

- A. Intent – to provide for the operation of limited commercial activities (such as tutoring, music lessons, artist studios, etc.) within established residential zones.
- B. Permitted Home Occupations

A home occupation shall be allowed as a permitted use in all residential zones provided that:

1. Such use shall be conducted only by the residents of the principal dwelling and only within the principal dwelling or accessory use building.
2. Such use shall be clearly incidental and secondary to the use of the dwelling or accessory use building as dwelling unit and shall not change the character thereof. No buildings inconsistent with the character of the zone will be allowed.

3. There shall be no outside storage on the premises of materials or equipment used in connection with the home occupation that is not fenced or enclosed.
4. There shall be no excessive or offensive noise, vibration, smoke, dust, odors, heat, glare or light noticeable or extending beyond the property.
5. Home occupations shall not generate traffic which significantly affects the residential character of that area.
6. The Board of County Commissioners shall determine which activities other than those proposed which are compatible with this section shall proceed in conformance with Part II, Section 17 of these Regulations.
7. The occupant shall provide any off-street parking needed to keep streets unobstructed.

\*Elbert County Regulations are subject to change by the County.