

Roaring Fork Preserve

Horse Ownership Policy

1. These rules and provisions have been adopted to govern the keeping of horses on all lots in the Roaring Fork Preserve which have established the right to keep horses through the procedures set forth in the Deed Restrictions.
2. The owner of every property, which is permitted to have horses, shall be permitted to have three (3) horses total and shall be responsible for complying with the rules governing the keeping of horses. Repeated or continuing noncompliance may be the basis for a revocation of the right for an owner to be permitted to keep horses. Noncompliance may be the basis for the imposition of fines, should a fine be adopted and distributed to all owners.
3. The property owner shall be liable for and responsible for any damage caused by horses not contained on the owner's property. The property owner shall be liable for and responsible for costs and expenses of Roaring Fork Preserve Homeowners Association which are reasonably incurred as the result of such non-containment. The owner also shall be liable for the costs of attorney's fees incurred by the Association in attempting to obtain compliance with these rules
4. Prior to keeping of horses, the owner or owner's designated person, shall submit for approval a Proposed Site Plan for Horses which designates and locates the lot line, structures, existing fences, proposed fences and set back lines from the property lines. Such Site Plan need not be a survey or Improvement Location Certificate, but shall be to scale and accurately represent the previously mentioned items. The Site Plan will be submitted to the Architectural Review Committee and will be reviewed within 30 days of receipt.
5. Proposed plan will be review for compliance with these rules, and applicable provisions of the covenants. If the Proposed Plan is approved, then the owner may construct or install any fencing or other approved items.
6. Upon completion of all fencing and approved items in the Proposed Plan, an owner shall request a physical inspection for final approval of the Proposed Plan. Once approved, the Proposed plan shall be marked "APPROVED" and shall be designated as such.
7. Fences shall be sufficiently sturdy to contain horses. Fences may not exceed five feet in height.
8. Manure must be gathered at a minimum of twice weekly. Mound storage of manure shall be permitted only under such conditions as to protect against the breeding of flies and to prevent the migration of larvae (maggots) into surrounding soil.
9. Water troughs or tanks shall be provided which shall be equipped with adequate facilities for draining the overflow so as to prevent breeding of flies, mosquitos or other insects.
10. Pens and enclosures must be kept clean, free of odors offensive to persons of ordinary sensibilities residing in the vicinity. Must be kept clean to prevent breeding or attracting of flies or other noxious insects and shall not in any manner endanger the public health or safety or create a public nuisance.
11. The propose plan shall contain a provision for shelter to protect the animals from inclement weather and provide shade.
12. All horses must have current vaccinations. Proof of such vaccinations shall be provided annually to the Association, and at the time of original submission of the Proposed plan.
13. Pasture and grazing areas need to be rotated as to not permanently destroy natural vegetation.
14. Boarding of other horses on each owners property is only permitted with the permission of the Board of Directors. A presentation of the number of horses and the duration of the stay must be presented to the Board of Directors for review prior to the boarding on any horses.