21

DECLARATION FOR FILING OF RECORD

A majority of 143 Lot Owners' Decision
To amend the # 2, 7 and 11 Covenants of
The Surrey Ridge Association,

Unit # 4, of Surrey Ridge, a subdivision of a portion of Section 27,
Township 6 South, Range 67 West, in Douglas County, State of Colorado.

These covenants are being amended to bring them into compliance with other filings in Surrey Ridge as well as more in alignment with Douglas County Planning and Zoning regulations.

The covenants are amended as follows:

Current wording:

2. Land Use: No lot shall be used except for residential purposes. No building shall be erected , placed or altered or permitted other than a single family residence with an attached garage and one shelter or stable for horses not to exceed 600 square feet in area and of a design similar to the main residence.

7. Nuisance: The owner of any lot shall not suffer or permit any noxious or offensive activity to be conducted or carried on or practiced thereon in any dwelling, other building on the lot or on the vacant portion of the lot. All vehicles, camper trailers, campers and trailers must be kept garaged or shielded from view. No building materials may be stored on any site unless construction is in progress under protective covenants herein. No junk cars may be parked or stored on any site.

11. Livestock and Poultry: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot , except dogs, cats, other household pets and horses may be kept provided they are not kept or bred for commercial purposes. Horses may be kept on the rear ½ of the lot but the number shall be limited to no more than two horses on any one lot.

Amended wording:

2. LAND USE: No lot shall be used except for residential purposes and other associated activities. The residence shall be designed as a single family dwelling and can have an attached garage. Up to two outbuildings that require county building permits may be added to each lot. No single outbuilding can exceed 1800 square feet. These outbuildings must comply with Douglas County building codes and cannot exceed a total square footage of 2400 square feet

7. NUISANCE: The owner of any lot shall not suffer or permit any noxious or offensive activity to be conducted or carried on or practiced thereon in any dwelling, other building on the lot or on the vacant portion of the lot.

11. **LIVESTOCK AND POULTRY:** No animals, livestock or poultry shall be raised, kept or bred on any lot except as follows:

- Cats, dogs and other household pets, as delineated in the Douglas County Planning and Zoning regulations.
- Equine Animals: no more than two may be kept on a single lot. Manure shall be disposed of as delineated in the Douglas County Planning and Zoning Regulations.
- Poultry: chickens and small animals such as rabbits may be maintained in numbers delineated in the Douglas County Planning and Zoning regulations. No roosters are permitted.

No animals may be kept or bred for commercial purposes and shall be restrained from doing anything that may be construed as an annoyance or nuisance to neighbors or the neighborhood.

Copies of the signed petitions supporting this declaration are attached.

JoAnn Miller,
Individually and as Chairperson
The committee to amend

#2014023976, 05/13/2014 at 03:35:16 PM,
1 OF 21,Rec Fee $111.00
Douglas County CO Jack Arrowsmith,
Clerk & Recorder