

Surrey Ridge Homeowner
Equestrian Compliance Standards

Dear Equestrian Homeowner,

On August 10, 2004, the Douglas County Board of Adjustments approved a variance that allows horses on all lots in Surrey Ridge.

The variance was granted subject to our compliance to the enclosed Douglas County Equestrian Standards (Douglas County Zoning Regulations). In addition, the Surrey Ridge Community agreed to be self-regulating under the direction of a HOA Equestrian Committee.

As a manner of compliance, the Surrey Ridge HOA, Board of Directors, has appointed an Equestrian Committee to educate and oversee these standards. They are:

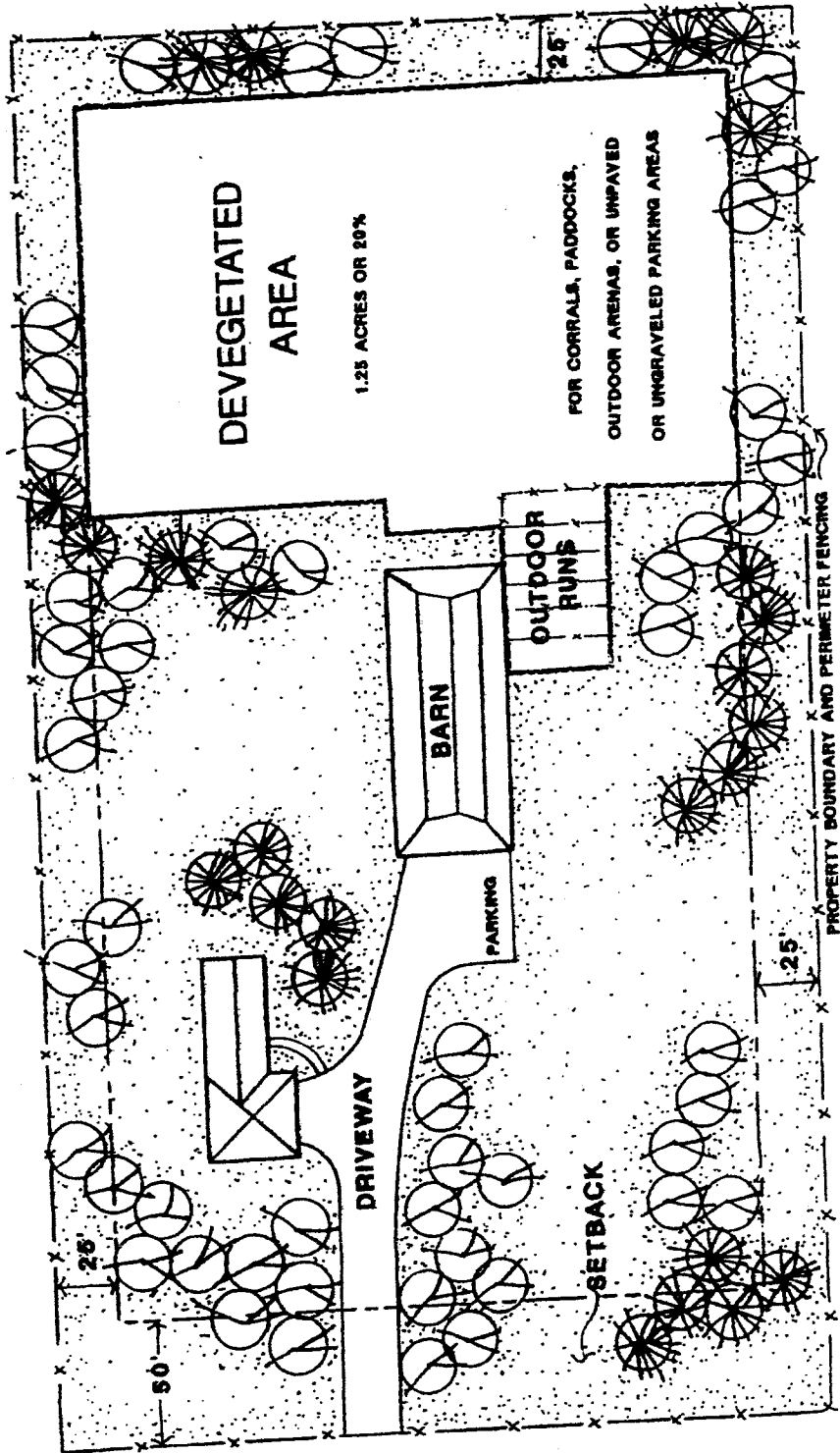
1. Dean Schrader, 9755 Bay Lane, (303) 790-2558
2. Jeff Sweers, 9080 N. Clydesdale Road, (720) 849-3635
3. Scott Anderson, 222 East Turf Lane, (303) 434-4937
4. Darrel Bond, 9630 North Surrey Drive, (303) 908-4333

This committee has the responsibility to inform equestrian residents of the Douglas County Equestrian Standards. If there are non-compliance issues and they have not been addressed or corrected within thirty (30) days, the violation will be turned over to Douglas County Zoning Compliance.

These standards were established to make our community a better place to live and we all understand that responsibility comes with horse ownership.

Sincerely yours,
SRHOA, Board of Directors

AN ILLUSTRATION OF DEVEGETATION STANDARDS - RR ZONE DISTRICT



EQUESTRIAN COMPLIANCE STANDARDS

As Approved by Douglas County Zoning

Number of Horses Allowed

1. On all lots less than 2.3 acres, only two (2) horses per lot. A lot is defined as one (1) parcel of land with a principal use (residential dwelling).
2. Horses are an ACCESSORY USE to a PRINCIPAL USE (residential dwelling).
3. On all lots 2.3 acres and greater, refer to Section 24 Animals of Douglas County Zoning Resolution.

Property Setback Requirements

1. Barns, corrals, arenas, paddocks, run pens, round pens, or parking areas must be set back at least 25 feet from streets, side lot lines and rear lot lines. This setback pertains to all lots less than 2.3 acres and will conform to Lot Size 2.3 – 4.9 acre requirements of Section 24 Animals of the Douglas County Zoning Resolution.

Vegetation Standards

The following vegetations requirements shall apply to all land on which livestock is permitted.

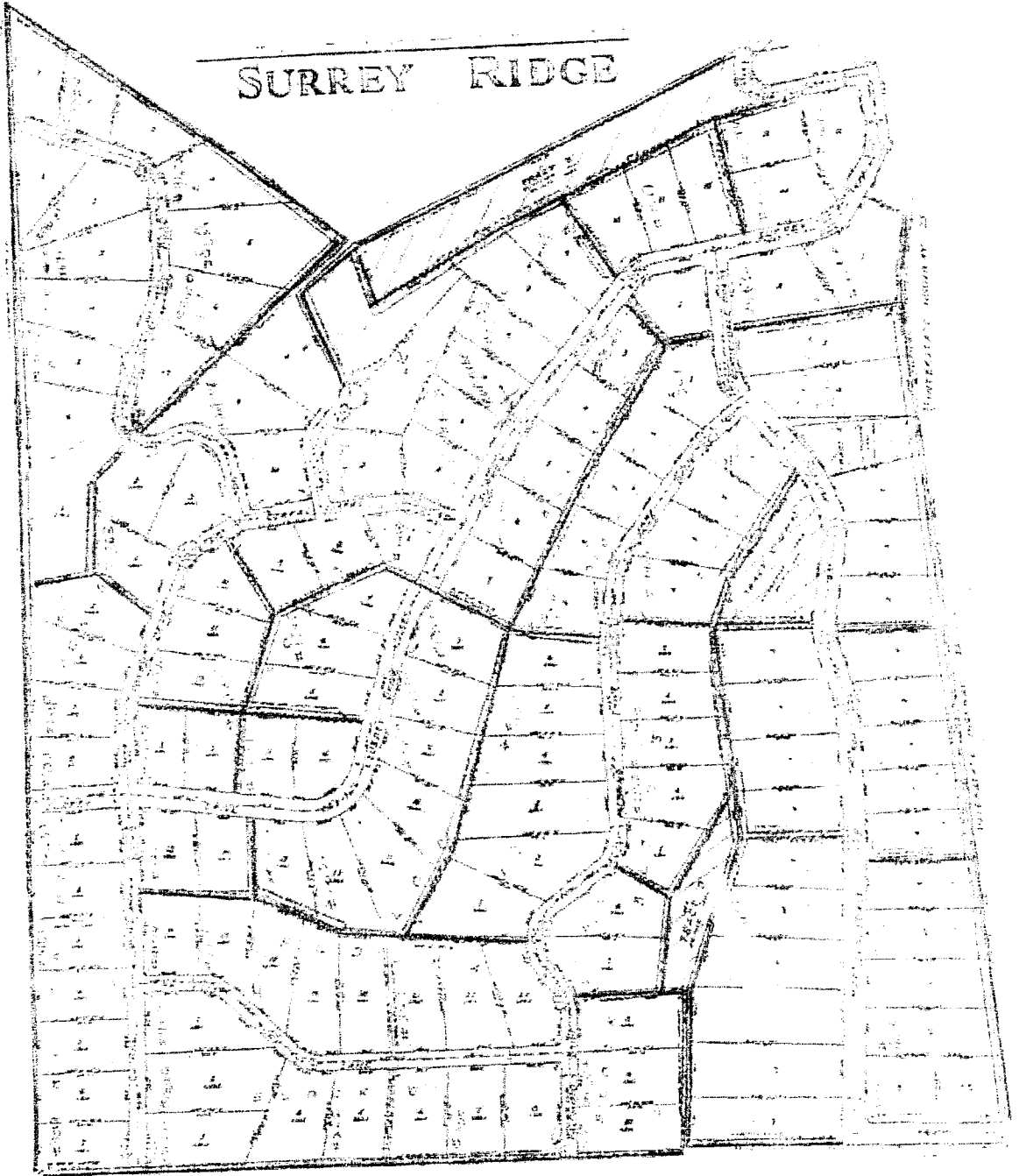
1. No more than 25% of the total site (property) may be de-vegetated (to include driveways that are gravel or dirt).
2. The site, excluding the area, which is allowed to be de-vegetated, must be maintained with vegetative groundcover. Vegetative groundcover includes native or introduced grasses and forbs, but does not include weeds on bare dirt. In areas where exposed shelf-rock or cap-rock is the natural terrain, this will be considered to be vegetative groundcover.

Animal Waste and Odor Standards

The following regulations shall apply to all lands on which livestock are permitted.

1. Manure shall be removed or composted and removed in a regular and reasonable manner as to protect surface and ground water and to minimize the breeding of flies and to control odors. Manure shall not be buried.
2. On all lots less than 2.3 acres, manure piles must conform to ER – Estate Residential Zone District requirements and shall be set back 25 feet from all lot lines. (Refer to Section 2413.03 of the Douglas County Zoning Resolution.
3. Manure must be shielded from view.

SURREY RIDGE



By Order of the Surveyor-General

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4. Adequate drainage facilities or improvements shall be provided by the landowner and constructed to protect any adjacent land from runoff containing contaminants such as sediment or organic wastes.
5. Manure shall not be dumped into drainage or creek area, which is a violation of State EPA standards.

On Site Waste Water Systems

1. Horses shall be restricted so that they are not corralled or allowed to graze on Onsite Wastewater Systems

Fencing Standards

1. For all lots less than 4.49 acres, bared, electrically charged, concertina, or razor wire is prohibited. Refer to Section 617.05 of the Douglas County Zoning Resolution.
 2. Surrey Ridge Covenants prohibit the use or installation of metal fencing and requires approval of the Architectural Control Committee for any fencing material other than wood.
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