

**POWER RANCH COMMUNITY ASSOCIATION
RESOLUTION
ANIMALS
January 29, 2016**

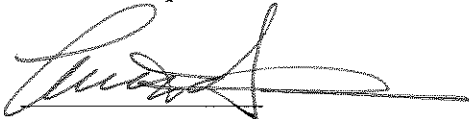
WHEREAS, On September 23, 2015, Diana Allen, a resident of Power Ranch, residing at 4565 E. Desperado Rd., requested permission to keep three hens in her backyard; and

WHEREAS, Section 4.3.2 **Animals** of the Power Ranch CC&Rs, state, in part: "Upon the written request of any Member or Resident, or upon the Board's own initiative, the Board shall conclusively determine, in its sole and absolute discretion, whether, for the purposes of this section, a particular animal, bird, fowl, reptile, poultry, swine or livestock is a generally recognized house or yard pet, whether such a pet is a nuisance, or whether the number of animals or birds on any such property is reasonable. Any decision rendered by the Board shall be enforceable in the same manner as other restrictions contained herein;" and

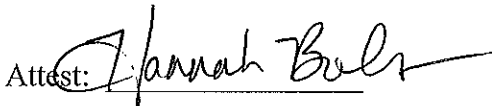
WHEREAS, the Board has determined that certain clarifications under Section 4.3.2 are amenable to the community;

NOW THEREFORE IT IS RESOLVED that the Board adopt the following clarifications to Section 4.3.2 of the CC&Rs:

1. Backyard chickens are a category of yard pets.
2. Backyard chickens may not be kept for commercial purposes.
3. No more than four hens is considered a reasonable number of these pets on a residential lot of at least 6,000 square feet.
4. The keeping of roosters is not permitted under any circumstances.
5. All said pets shall be kept in suitable enclosures and shall not be permitted to run at large.
6. Any structure for the housing of said pets will not be visible from a neighboring yard or common area and shall meet the setback requirements (typically 5 feet from the wall) for the lot.
7. The structure for housing of said pets shall be cleaned at a minimum of twice a week.
8. Homeowners wishing to keep chickens will register their desire with the Association office.
9. Complaints as to noise or smell will be dealt with under the "Nuisance" provisions of the CC&Rs.



Matt Dominy, Board President

Attest: 

Hannah Boles, Secretary