

**TERRA RIDGE PROPERTY OWNERS ASSOCIATION, INC.**

James "Doc" Reeg President  
Ron Cusar, Vice-President  
Shelia Thorgerson, Secretary  
Connie Brown, Treasurer  
Steve King, Member

September 18, 2019

Dear Owner,

The Board of Directors of Terra Ridge Property Owners Association, Inc. is sending you a copy of the recorded Pet Amendment that was passed by the membership on June 22, 2019. This amendment is in full effect as of July 22, 2019.

Those of you who have animals that are not permitted by this amendment must plan to come into compliance within 30 days of the date of this letter. Those of you who have 4H animals must submit your request to retain said animals.

Attached is the form to submit for 4H waiver for animals appropriate to a 4H project subject to the governing document restrictions and requirements. Be sure to read the form carefully and submit all appropriate paperwork.

Sincerely,

Board of Directors of Terra Ridge Property Owners Association, Inc.



JUL 22 2019

**PET AND LIVESTOCK AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TERRA RIDGE, EL PASO COUNTY, COLORADO**

**THIS AMENDMENT** is made effective as of the date on which it is recorded in the real property records of El Paso County, Colorado by Terra Ridge Property Owners Association, Inc., a Colorado nonprofit corporation (hereinafter called the "Association").

**WITNESSETH:**

**WHEREAS**, that certain Declaration of Covenants, Conditions and Restrictions of Terra Ridge, El Paso County, Colorado was recorded at Reception No. 97146677 of the real property records of El Paso County, Colorado (hereinafter called the "Declaration");

**WHEREAS**, Section 5(a), Article XIII of the Declaration provides that the Declaration may be amended by a vote or agreement of Owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated and filed for record with the Clerk and Recorder of El Paso County;

**WHEREAS**, the Association and the required percentages of Owners desire to amend the Declaration in order to accomplish the intent and provisions of the Declaration.

**NOW, THEREFORE**, the Association and the required percentage of Owners do hereby amend the Declaration and delete Section 5, Article IX of the Declaration in its entirety as provided herein and replace it with the following covenants, terms, provisions and restrictions which shall run with the real property described in the Declaration, shall be a burden upon any person or party acquiring, encumbering, owning, leasing or otherwise holding any interest in said real property, and shall be incorporated into the Declaration as originally set forth therein.

Section 5 of Article IX entitled "Household Pets" is hereby deleted and replaced with the following:

**5. Household Pets and Livestock**

Household Pets and Livestock (collectively 'animals') shall be limited to the following on or within each Unit:

- Horses: A maximum of three (3) horses. Stallions are specifically prohibited.
- Dogs: A maximum of four (4) dogs over the age of 4 months
- Cats: A maximum of four (4) cats over the age of 4 months
- Rabbits: A maximum of four (4) rabbits over the age of 6 months
- Chickens (Hens): A maximum of eight (8) hen chickens over the age of 6 months
- Chickens (Roosters): Roosters are not allow except under 4H provision below
- Goats: Goats are not allowed except under 4H provision below
- Llamas, Alpacas, Cows, Sheep, and Pigs are specifically prohibited

Except as noted above, no animals, livestock, birds, poultry, reptiles or insects of any kind shall be raised, bred, kept or boarded in or on the Units; provided, however, that the Unit Owners of each Unit may keep a reasonable number of other domestic animals which are bona fide household pets, so long as such pets are not kept for any commercial purpose and are not kept in such number or in such manner as to create a nuisance to any resident of the Units. The Association shall have, and is hereby given, the right and authority to determine in its sole discretion that any animals are being kept for commercial purposes or are being kept in such number or in such manner as to be unreasonable or to create a nuisance, or that a Unit Owner is otherwise in violation of the provisions of this Section 5, and to take such action or actions as it deems appropriate to correct the same. A Unit Owner's right to keep animals shall be coupled with the responsibility to pay for any damage caused by such animals, as well as any costs incurred by the Association as a result of such animals, and any such costs and damages shall be subject to all of the Association's rights with respect to the collection and enforcement of assessments as provided in Article IV hereof.

Goats and roosters for children's (i.e. 18 years of age or less) 4-H or similar projects, which would otherwise be prohibited, may be permitted upon prior and written permission of the Architectural Control Committee. The Committee may impose limitations as to number of goats and roosters, length of time allowed, and such other conditions as the Committee deems appropriate. The Committee cannot approve the inclusion of animals beyond goats and roosters.

Except as amended hereby or amended otherwise, all of the definitions, covenants, terms, provisions, restrictions and obligations contained in the Declaration and all amendments thereto are hereby ratified, confirmed and continue in full force and effect as originally set forth therein and shall fully apply hereto.

**IN WITNESS WHEREOF**, the President and Secretary have executed and have caused this Amendment to be recorded, and hereby certify that the requisite approvals have been obtained to it.

TERRA RIDGE PROPERTY OWNERS  
ASSOCIATION, INC.,  
a Colorado nonprofit corporation

By:   
Title: President

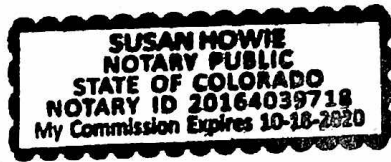
ATTEST:

Melba Thompson  
Secretary

STATE OF COLORADO     )  
                                          ) ss.  
COUNTY OF EL PASO     )

The foregoing instrument was acknowledged before me this 17 day of July, 2019, by James Reeg as President of Terra ridge Property Owners Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.



Susan Howie  
Notary Public  
My commission expires: 10-18-2020

APPLICATION FOR APPROVAL OF 4-H ANIMALS

Please submit one request for each 4-H child in the home.

To: ARCHITECTURAL CONTROL COMMITTEE

Terra Ridge  
C/O Haley Realty, Inc.  
109 E. Fontanero  
Colorado Springs, CO 80907

I request the following pets to be permitted on my property for the course of the 4H project paid and approved by 4H for the term of the project. I include proof of 4H participation and letter from 4H on 4H letterhead confirming the project start and completion dates and the animal(s) subject to the 4H project

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Describe the circumstances for which you qualify as 4-H participant. Project, number of children, number of animals, etc.

Proposed date of Completion\_\_\_\_\_

I will be available to discuss this request with a member of the Architectural Control Committee or the Board of Directors.

Applicant Name\_\_\_\_\_ Address:\_\_\_\_\_ Phone\_\_\_\_\_

Applicant Signature\_\_\_\_\_ Date\_\_\_\_\_

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ARCHITECTURAL COMMITTEE ACTION:                      APPROVED/DECLINED

Comments\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Committee Member\_\_\_\_\_ Date\_\_\_\_\_ Phone\_\_\_\_\_