

Rainbow Lake Estates Guidelines for Equestrian Structures

These guidelines are adopted by the Board of Directors and the Architectural/Landscape Review Committee for the specific purpose of detailing the requirements and limitations for improvements associated with the equestrian uses of Lot Nos. 15-20. These guidelines vary from the existing guidelines, rules, and regulations governing architectural and landscape review for non-equestrian buildings, and therefore are limited to improvements necessary for the keeping and maintenance of horses. If the design does not include the elements needed for the keeping of horses, the design will be reviewed under guidelines appropriate for non-equestrian accessory buildings.

These guidelines are adopted in accordance with the Declaration of Covenants, Conditions and Restrictions of Rainbow Lake Estates, as adopted and recorded on April 30, 2002, and as lawfully modified thereafter. If conflict arises between these guidelines and the Covenants, the Covenants control. In the event the ARC shall deny in total or in part any Request for Approval, the Owner may appeal such denial, or any part thereof, to the Executive Board.

1. No more than one (1) horse per acre per lot will be allowed, so that on a typical two-acre lot, two (2) horses are permitted. A temporary exception shall be granted for mares with foals kept on a lot.
2. Horse properties are not intended for commercial boarding purposes.
3. Equestrian Structure. Lot owners who have a horse or horses on their lot shall provide an equestrian structure, for use by horses.

3.1. Equestrian Structure Construction Guidelines

- 3.1.1. Equestrian Structure design and materials must be approved by the Architectural Review Committee (ARC) and must be similar in appearance to the principal residence
- 3.1.2. Equestrian Structures must be enclosed on all four sides (allowing for doors). The exterior finish must be similar to the residence finish. The side of the structure with stalls and paddocks may have a complementary finish appropriate for horses. Provided that all other guidelines found in this document are met, post-frame construction will be allowed.
- 3.1.3. Size – Equestrian Structure internal footprint must be a minimum size of 500 sq ft. Equestrian Structures may not exceed 1,600 sq ft. See note on accessory building.
- 3.1.4. Roofs – The roof pitch must be between 6/12 and 12/12. Covered outdoor areas may have roof pitches as low as 4/12. Roofing material must match the primary residence.
- 3.1.5. Windows – All sides of the equestrian structure must have at least 9 square feet of window or door area for every 20 feet of linear length of each side of the equestrian structure. Stall doors will be considered in satisfying this requirement.
- 3.1.6. Location – The stalls and paddocks shall be placed on the side, or the rear, of the Equestrian Structure and must face an opposite direction from the closest neighboring property. The Equestrian Structure's location must be no closer to the road than the residence.
- 3.1.7. Accessory buildings – One (1) accessory building may be allowed for the purposes of storage of feed and tack. The total square footage of the equestrian structure and the accessory building shall not exceed 1,600 sq ft. Exterior finishes must be consistent with the equestrian structure finish.
- 3.1.8. Water and power – Water and power lines running to the equestrian structure must be installed underground in compliance with county code and regulations.

- 3.1.9. Paddocks/loafing area- A paddock associated with each horse stall, or a common loafing area must be provided to allow for outdoor access by horses. These areas must be fenced.
4. Pasturing and Management. Horses must be fenced and maintained behind the principal residence. This provision is intended to ensure minimum damage to the natural vegetation, and the improved landscaping associated with the residence. Fencing must be approved by the ARC. Fencing materials shall conform to HOA Covenants, Rules and Regulations, and Guidelines in effect at the time of application. Fencing must be at least 10 feet from adjacent lot lines.
 - 4.1. The owner is required to provide either individual paddocks or a loafing area as an outdoor confinement to prevent overgrazing on the rest of the lot.
 - 4.2. Horses may be pastured on the lot behind the horse owner's residence. The horse owner must take necessary precautions to avoid over grazing.
 5. Manure Removal. No manure shall be kept in a location or manner such that it is visible from neighboring Lots. Manure stockpiles must be kept 200 feet from neighbors.
 6. Runoff and Erosion Control. The runoff and erosion from each equestrian structure and paddock or corral shall be controlled so the runoff of water, including waste water, manure and other materials from the equestrian structure and paddock or corral area, does not flow onto adjacent properties or Lots. This includes, but is not limited to, directing runoff from other areas away from the equestrian structure and paddock areas and minimizing runoff using site grading and drainage control measures. The Owner shall be responsible for installing and maintaining all runoff control measures.
 7. Horse Trailers and other Related Vehicles – All vehicles, trailers, and equipment necessary to support keeping, caring for, and moving horses shall be stored according to the Rules and Regulations governing vehicle and trailer storage. Any equestrian structure designed to include horse trailer storage is required to have a driveway with an approved surface material.

Adopted by the Executive Board on March 31, 2022.

William Ross

Executed by: Will Ross – HOA President