

Rainbow Lake Estates Guidelines for Horse Barns

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.

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. Horses must be owned, provided and cared for by the property owners.
3. Barn. Lot owners who have a horse or horses on their lot shall provide a barn, for use by horses. This provision is intended to ensure that horses residing at Rainbow Lakes have fresh water, feed, shade in the summer, protection from the cold in winter and are kept in humane, sanitary conditions.

3.1. Barn Construction Guidelines

- 3.1.1. Barn design and materials must be approved by the Architectural Review Committee (ARC) and must be complementary in appearance to the principal residence.
- 3.1.2. Barns must be wall-on- foundation structures and able to be enclosed on all four sides (allowing for doors). No pole barns will be allowed. The exterior finish must be complementary to the residence finish.
- 3.1.3. Size – Barns must be a minimum size of 500 sq ft. Barns 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 barn must have at least 9 square feet of window or door area for every 20 feet of linear length of each side of the barn. Stall doors will be considered in satisfying this requirement.
- 3.1.6. Location – Barn location on the lot must be behind the residence relative to the street. A minimum 20-foot setback from lot lines shared with adjacent residential lots is required. The barn may be no closer than 80 feet from the primary residence of a neighboring property so long as barn stalls and paddocks are on the side of the horse barn opposite the neighboring property and the owner of the neighboring property approves the proposed placement of the barn. Otherwise, the barn may be no closer than 100 feet from the primary residence of a neighboring property. A minimum 5-foot setback from the rear lot line of the property is required.
- 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 barn and the accessory building shall not exceed 1,600 sq ft. Exterior finishes must be consistent with the barn finish.

- 3.1.8. Water and power – Water and power lines running to the barn 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 principal residence from time to time, but the owner must avoid over grazing. The owner must take measures to avoid infestations of noxious weeds resulting from grazing activity.
5. Manure Removal. No manure shall be kept in a location or manner such that it is visible from neighboring Lots. Each Owner keeping horse(s) on a Lot shall be required to remove the manure and refuse from the barn and paddock, and horse waste material regularly so as to prevent a nuisance, including but not limited to gathering of flies, odors drifting onto neighboring properties or unsightly conditions.
6. Prohibited Animals. HOA Covenants govern the types of animals that are permitted to be kept. The equestrian lot properties are permitted to house horses in addition to the allowed domestic animals permitted by the HOA Covenants. Nothing in these guidelines permits the keeping of animals otherwise prohibited by the Covenants.
7. Runoff and Erosion Control. The runoff and erosion from each barn and paddock or corral shall be controlled so the runoff of water, including wastewater, manure and other materials from the barn 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 barn 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.
8. Pest Control – Property owners shall be responsible for maintaining proper pest control such as insects and rodents to minimize the impact on adjacent properties and the neighborhood.
9. 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. All horse trailers are required to be stored indoors or off-site. Any barn designed to include horse trailer storage is required to have a driveway with an approved surface material.

Adopted by the Executive Board on November 28th, 2020.



President