

Cherry Creek Springs

Home Owners Association – Board of Directors



Subject: Approval Laying Hens P32B

Date: April 2, 2017

Lot #: 89

April 10, 2017

RE: Request for Family Use Laying Hens

Dear Jermey and Melissa Johnson,

The Cherry Creek Springs HOA Board of Directors reviewed your request for family use animals (chickens), in accordance with paragraph 32.B of the Declaration of Covenants, Conditions, and Restrictions of Cherry Creek Springs HOA, with the approval conditional upon the conditions defined in the attached Record of Mutual Understanding.

Please review, sign and return the Record of Mutual Understanding to the Secretary of the Homeowner's Association at your earliest opportunity.

Respectfully,



Norman Habermehl
President – Cherry Creek Springs HOA

c.c. – CCS HOA



RECORD OF MUTUAL UNDERSTANDING

Pursuant to paragraph 32.B. of the Declaration of Covenants, Conditions & Restrictions of Cherry Creek Springs Homeowner’s Association, the Board of Directors has reviewed and approved a request from the owners of 16660 Papago Way (Lot 89 at Cherry Creek Springs Homeowners Association), Colorado Springs, CO 80908, for approval to maintain family use animals (laying hens) on their Cherry Creek Springs property, with approval contingent upon the following stipulations.

By signing below, the current homeowners, Jeremy and Melissa Johnson, and the Board of Directors of Cherry Creek Springs Homeowners Association, hereby agree to these stipulations:

1. No more than 12 hens may be kept on the lot at any time,
2. No roosters may be kept on the lot at any time,
3. The hens will be maintained at all times within an enclosed fence which has been approved by the Cherry Creek Springs Homeowners Association Architectural Committee,
4. Structures housing the hens will be approved by the Cherry Creek Springs Homeowners Association Architectural Committee,
5. Property must be accessible to Board members for the purpose of inspection and verifying compliance,
6. Approval is non-transferrable to others upon sale of the residence, and
7. One of the following actions are to be taken in the event of listing the property for sale:
 - a. The hens and chicken coop must be removed from premises prior to listing the home for sale; so as to not imply chicken raising is assumed to be acceptable without approval under 32.B. of the Covenants, Conditions, and Restrictions of Cherry Creek Springs Homeowners Association, or
 - b. The chicken coop must have a sign placed on it stating that the structure will be removed prior to closing, and the MLS brochures and listings must state that the approval to keep laying hens that you received from Cherry Creek Spring’s Board of Directors is not transferable to the buyer.

Owner Signature

Date

Owner Signature

Date

Board Signature and Title

Date