

HIGHLAND HILLS MAINTENANCE COMMISSION
Board of Trustees

BOARD POLICY 3-8

Dated: 6 December, 2000
Revised: 18 November, 2007

TITLE: PRESERVATION OF THE ENVIRONMENT: HORSES

PRIMARY RESPONSIBILITY:

Architectural Control Committee
Community Environment Committee

REFERENCES:

- a.) Articles of Incorporation, Article IV, Section 1
- b.) HHMC PC&R's, No. 4, 5, 11, 12, 21
- c.) HHMC Board Meeting Minutes, 4/5/00

DEFINITIONS:

- a.) ACC is the Architectural Control Committee
- b.) CEC is the Community Environment Committee
- c.) PC&R's means Protective Covenants & Restrictions

I. PURPOSE:

To interpret, expand, and provide management for that portion of Protective Covenant #11 that provides that horses may be kept.

Background Information

In 1983, the Founders made a general provision in the PC&R's that horses may be kept on the lots. Originally platted for five acre parcels with reference made to bridle trails, the Highland Hills Community has developed differently than may have been visualized by the Founders. Most lots have been short-platted to about one acre, with a few less than one acre, and a few more than one acre. There are no accommodations for riding horses.

No horses have ever been housed in the community even though Commission members own horses. Many current property owners have expressed written objections to the nuisance potential of housing horses in Highland Hills citing insects, odors, waste, and inappropriate location of pens.

Recently, some owners have expressed their intention to exercise their covenant right to keep horses within Highland Hills. It is timely for the Board to establish a written policy to mitigate potential nuisance problems, while accommodating those owners wishing to exercise their covenant right to keep horses on their lots.

II. COMMITTEE RESPONSIBILITY

a.) **Horse Pens, Outbuildings, Setbacks** - The ACC is the responsible committee dealing with the location, type, and installation of horse pen fences and structures used to house or keep horses.

b.) **Environmental considerations** - The CEC is the responsible committee dealing with sanitary conditions, odor and insect complaints, and riding on HHMC roadways.

III. BOARD HORSE POLICY STATED: Owners are encouraged to house their horses outside of the Highland Hills Community. Those owners who choose to exercise their right by Covenant to keep horses on their property are restricted by the following:

- a.) **Required Setback/Horse Pens & Stables**- Horse pens, stables, stalls, fences, and any other structure housing horses shall be setback (35) thirty-five feet from any property line, and (50) fifty feet from the edge of any roadway, whether paved or not, to buffer the impact on neighbors. No horse shall be kept other than in a fenced enclosure and outbuilding that has been approved by the ACC. No horse shall be permitted to be kept on an undeveloped lot.
- b.) **Riding horses in Highland Hills** - Riding horses in Highland Hills road easements is prohibited.
- c.) **Sanitation/Odor/Insects** - Horse corrals shall be kept in a clean and sanitary condition, free from odors or insect infestation.
- d.) **Other restrictions** - Horses kept on lots are subject to all other applicable HHMC rules, restrictions, policies and/or Clallam County ordinances in effect or that may be placed in effect.

