



## STARLIGHT PINES HOMEOWNERS ASSOCIATION

2740 Arapaho Drive

Happy Jack AZ. 86024-8245

Phone: 928-477-2602 Fax: 928-477-2295

**STATEMENT NAME:** Horses & Corrals within Starlight Pines

**EFFECTIVE DATE:** July 22, 2023

**STATEMENT NUMBER:** SPAC-2023-02

**PURPOSE:** To Clarify the Rules for Horse Keeping and Corrals in Starlight Pines

**BACKGROUND:** The Starlight Pines, (SP) Recorded CC & R's, Property Rules & Architectural Rules define what is allowable regarding keeping of horses and to maintain them on a parcel. References listed below.

1. CC & R's Section 1.1, 3.2, 3.3, 3.22.
2. Property Rules Section 3.7.4 and 3.22.
3. Architectural Rules Section 3.2.4

**The Coconino County Zoning Ordinance also has rules regarding keeping horses including feeding, watering & sheltering them. References listed below.**

1. Section 3.3.D. Animal Keeping Performance Standards.
2. Section 3.3.D.1.E. Livestock Manure Management & Collection.
3. Section 3.3.D.2.F. Horses & Livestock.

**STATEMENT:** The following is a list of rules for horse keeping required by SP.

1. On improved parcels less than (1) acre, (2) horses are allowed. Improved parcels larger than (1) acre may have up to a maximum of (3) horses.
2. Horse corrals will be constructed of round metal posts with four (4), round metal rails to a height of sixty, (60) inches above grade. Corral fencing must not be placed on the perimeter of a parcel & must remain a minimum of six, (6) feet away from a property line.
3. Horse corral fencing shall be painted to blend with the natural environment. Brown tones or natural rust color is preferred.
4. An Architectural Change Request application is required to be submitted to the Architectural Committee, (AC) for review & approval prior to installing a corral.
5. An "improved" lot / parcel is described in the CC & R's as a parcel with a completed single-family residence. Maintaining horses or constructing fences or corrals or any other modifications to an "un-improved" parcel are not allowed.
6. No animals may be maintained, collared, tethered, or hobbled on any greenbelt.
7. On parcels that have an approved corral, one horse trailer capable of hauling up to (3) horses are allowed by approved application. The horse trailer may not have accommodations for sleeping, cooking, or camping.
8. Manure must be disposed of a minimum of weekly. The owner is responsible for keeping the site clean and free of foul odors to avoid being a nuisance to other neighbors & other members of the Association.

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9. Horses may not be watered, fed, or sheltered closer than fifty-five (55) feet to a property line.
10. No corral area(s) shall be larger than 9,500 square feet of area on any improved parcel within SP.

**Starlight Pines Architectural Committee**

M. Frank Pettit, Voting Member & Board Chair

JR Morden, Voting Member

Carol Bender, Voting Member

C. Anthony Herriage, Member