Rolling Forest Property Owners Association Inc.
Proposed - Property Owners Policy
Ownership of Backyard Poultry

STATE OF TEXAS_____

COUNTY OF MONTGOMERY_____

The Board of Directors ("Board") of Rolling Forest Property Owners' Association, Inc. ("Association") does hereby certify that a board meeting was duly called and held on the _____ day of _____ 2019, with at least a quorum of the members of the Board being present and remaining throughout, and being duly authorized to transact business, the following Policy was duly made and approved by a majority vote of the members of the Board; and

WHEREAS, the Board determined by a 2/3 majority vote of property owners that adoption of such a policy is in the interest of the majority of Rolling Forest Property Owners; and

WHEREAS, the Board determined the Policy appropriate and in accordance with, inter alia, Texas Property Code Section 204.010(a)(1) as well as Texas Business Organizations Code Title 1, Section 2.101 et seq.; and

WHEREAS, the Board determined that incorporating a Policy to allow property owners to have backyard chickens would be contingent on specific rules and regulations being followed and upheld; and

WHEREAS, the Association, acting by and through its Board of Directors, shall enforce the specific rules and regulations of the Chicken Policy just as any other dead restriction is enforced: and

WHERAS, Understanding is that chickens may be kept, unless and until such chickens shall be determined to be a nuisance by the Committee as provided in Paragraph 1. of Rolling Forest Dead Restrictions; and

WHEREAS, the ownership of backyard Poultry will apply to all lot owners regardless of whether the owners reside on the lot or rent to others, and this Policy shall remain in effect until otherwise rescinded, modified, or amended by a majority vote of the property owners; and

WHEREAS, upon review of the votes cast for the above proposal by property owners, it was determined that the attached Backyard Chicken Policy was approved by a vote of the Board.

BE IT RESOLVED, that the Association, acting by and through its Board of Directors, shall prepare and implement the following written policy outlining the ownership and housing of backyard chickens in the manner set forth below; and

BE IT FURTHER RESOLVED, that this policy be published to the membership and that a true and correct copy of this Policy shall be filed in the real property records of Montgomery County, Texas, pursuant to the requirements of Texas Property Code Sections 202.001 and 202.006.

NOW, THEREFORE, the Board hereby adopts the following Backyard Chicken Policy as shown:

This policy is being offered to allow our property owners in Rolling Forest to house backyard chicken's. The approval and use of this policy also come with the understanding that having backyard chickens is contingent on specific rules and regulations being followed as outlined in detail below.

Backyard chickens can play a large part in an organic, natural lifestyle by providing organic eggs, fertilizing gardens, as well as become beloved family pets. Properly built and clean coops do not produce a bad smell and the waste can be used as compost to fertilize organic gardens.

Rolling Forest Proposed Backyard Chicken Policy

Lots that are zoned for and utilized as single family residential may be permitted a maximum of (6) domestic female chickens (hens) contingent on the following requirements:

1. Male chickens (roosters) are prohibited.
2. Hens are utilized for personal egg production or as pets
3. Hen Houses –
    a. Use of a humane and properly constructed henhouse to include solid, secure sides and a solid top, that maintains confinement and prevents entry of predatory animals such as foxes or hawks.
    b. Exterior surfaces, not inherently resistant to deterioration, shall be treated with a protective coating, such as paint or other suitable preservative, and maintained with sufficient frequency to prevent deterioration.
    c. Enclosure must provide access for proper cleaning and maintenance. It must provide protection from extreme temperatures, including but not limited to insulation, ventilation and drainage.
    d. Hen houses must have laying boxes and it is strongly suggested that laying boxes have a minimum surface of fourteen (14) inches by fourteen (14) inches per chicken and be regularly bedded with sawdust, straw or like material for sanitary purposes.
    e. All henhouses shall be a minimum of ten (10) feet away from any adjoining property line.
    f. All structures, fencing, and hens must be located in the rear yard of the dwelling behind property lines and behind fencing as to not be seen from road.
    g. All henhouses must be properly maintained in a safe, clean, sanitary and substantial condition that poses no health threat to the chickens or citizens and does not create a public nuisance.
    h. All enclosures, including but not limited to structures and fencing, shall be constructed and repaired as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure.
4. All feed and other items associated with the keeping of chickens that are likely to attract or to become infested with or infected by rats, mice, or other rodents shall be protected so as to prevent rats, mice, or other rodents from gaining access to or coming into contact with them.
5. Disposal of Chicken Waste/Manure: Waste products (manure) generated from the raising of chickens shall be composted on-site by the owner when possible. If on-site composting is impractical the waste products shall be double bagged in clear plastic bags and placed in the rollout container for disposal along with the regular household trash.

6. All hens shall be contained, at all times, within a fence of at least four (4) feet high with a top over containment area so chickens stay inside 4ft fence and are protected from other fowl or animals. Each hen shall have a minimum of four (4) square feet of range area. The range area must be well drained so there is no accumulation of moisture.

BE IT FURTHER RESOLVED THAT the board Policy shall remain in effect until otherwise rescinded, modified, or amended by a majority vote of the property owners;

Executed this_____ day of _____.

By: Rolling Forest Board of Directors

Ginger Christopher _____

Cody Oaks _____

Carolynn Johnson _____

John Colburn _____

Mark Sanders _____