

**RESOLUTION # 25-1**  
**FOUR SEASONS LAKESITES PROPERTY OWNERS' ASSOCIATION, INC.**  
**Approved: January 20, 2025**

**WHEREAS**, Revised Missouri State Statute, Chapter 442, RSMo Section 442.404, modified August 28, 2024, reads in part: 5. (1) "No deed restrictions, covenants, or similar binding agreements running with the land shall prohibit or have the effect of prohibiting ownership or pasturing of up to six chickens on a lot that is two tenths of an acre or larger, including prohibitions against a single chicken coop designed to accommodate up to six chickens."

This Statute further states: (2) "A homeowners' association may adopt reasonable rules, subject to applicable statutes or ordinances, regarding ownership or pasturing of chickens, including a prohibition or restriction on ownership or pasturing of roosters.

**WHEREAS**, Article 14, Section 14.5, Paragraph 14.5 viii of the Fifth Amended and Restated Declaration of Restrictive Covenants of the Four Seasons Lakesites Property Owners Association, Inc. states in part: "Animals. Capturing, trapping or killing of wildlife within the Development, except in circumstances posing an imminent threat to the safety of persons using the Development or pursuant to activities mandated by law enforcement or conservation authorities, and raising, breeding or keeping, either temporarily or permanently, of animals, livestock or poultry of any kind. Usual and common household pets may be permitted on or in a Lot."

**WHEREAS**, the current Board of Directors desires to adopt reasonable rules in order to bring the Fifth Amended and Restated Declaration of Restrictive Covenants in to compliance with the Revised Missouri State Statute, Chapter 442, regarding pasturing of chickens. Should the lawfulness of the Revised Missouri State Statute, Chapter 442, regarding pasturing of chickens be challenged, revised, struck down or removed, the Association Board of Directors shall rescind this resolution in part or in the entirety.

**NOW THEREFORE BE IT RESOLVED:**

1. The Board of Directors of the Four Seasons Lakesites Property Owners Association, Inc., under its authority as granted under Article IV, Section VII of the By-Laws of the Association, a document recorded in the Camden County, Missouri Recorder of Deeds office and in the Miller County, Missouri Recorder of Deeds office, hereby establishes said rules and regulations.

2. Members of the Association may keep no more than six (6) chickens on lots that are at least 2/10<sup>th</sup> of an acre. Keeping of roosters are prohibited. Chicken coops must be approved by the Architectural Control Committee and must comply with the guidelines set forth hereto.
  - a) The coop and run shall be considered the same structure, referred to as 'the structure' throughout this document, except where otherwise separated for purposes of restrictions specific to either the coop or the run.
  - b) Structures shall not exceed sixty (60) square feet regardless of setback restrictions or placement on the property. No structures shall be allowed to encroach on any setback.
  - c) Structures must be of pre-manufactured quality or equivalent. No converted sheds or outbuildings shall be approved. As with outbuildings, coops must be finished to match the house.
  - d) The run portion of the structure, walls and roof covering, shall be completely enclosed.
  - e) Wall and roof covering shall be of a minimum of one quarter (1/4) inch to three quarter (3/4) inch fencing material, coated in black vinyl or painted black. No "chicken" wire shall be allowed.
  - f) No permanent water or electrical line may be run to the structure. Only temporary lines such as garden hoses or extension cords shall be allowed.
  - g) The coop portion of the structure must be raised a minimum of eighteen (18) inches off the ground. No concrete pads or similarly permanent foundations shall be allowed (concrete pylons may be approved on a case-by-case basis).
  - h) Except for portable runs, no part of the structure shall be placed over wastewater components or drain fields.
  - i) All chicken waste must be properly collected and stored in a secure , covered container, designed to minimize odors and prevent access by pets. Chicken waste must be disposed of regularly, through composting or other lawful and sanitary means. Composting is allowed only in enclosed bins, located in compliance with property setback requirements. Dumping or spreading raw chicken waste directly on the ground is strictly prohibited.
  - j) Residents are responsible for ensuring that chicken management does not create offensive odors or nuisance conditions for neighboring properties.

BE IT SO RESOLVED THIS 20<sup>th</sup> DAY OF JANUARY, 2025.

*John Forti*  
[Board Member]

*Kurt Kuhlmann*  
[Board Member]

*Mary Bustin*  
[Board Member]

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[Board Member]

*Maggie Moë*  
[Board Member]

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[Board Member]

State of Missouri )  
                                  )ss.  
County of Camden )

On this 20<sup>th</sup> day of January, before me, a Notary Public in and for the said state, personally appeared MARY BUSTIN, MARGARET (MAGGIE) MOE. KURT KUHLMANN, JOHN FORTI, DAVID SPENCE and TERRY SHORE; known to me to be the persons who executed the foregoing instrument in writing, and acknowledged to me that they executed the same as a free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*Jay Michael Prince*  
NOTARY PUBLIC

My commission expires: 3/18/2028

JAY MICHAEL PRINCE  
Notary Public - Notary Seal  
Miller County - State of Missouri  
Commission Number 12506023  
My Commission Expires Mar 18, 2028

