



# McLendon Hills Property Owners' Association

P.O. Box 178, Eagle Springs, N C 27242

## MANURE CONTAINMENT AND DISPOSAL ~ ~ REQUIREMENTS and RESTRICTIONS ~ ~

### Purpose

These requirements and restrictions have been developed to protect the water quality of Lake Troy Douglas and its tributary streams and surrounding wetlands. They are intended to help ensure a healthy, environmentally-friendly community for both human and equine residents.

### Requirement

Commencing May 1, 2012, mini-farm owners beginning to stable or pasture one or more equine animals on their property for the first time, must submit a manure management plan to the Equestrian Committee 30 days prior to the arrival of the animal(s). The plan shall include:

1. Number of equines to be stabled and/or pastured.
2. Number of acres to be used as pasture.
3. Description of any proposed manure containment structure.
4. Proposed manure disposal method.
  - ◆ If composting is to be used, include a description of the process
  - ◆ If pasture harrowing and/or spreading of all manure is planned, a minimum of 2 acres of pasture is required per equine.
5. A plat of the property showing the location of: (1) the pasture; (2) proposed manure containment and/or composting structure(s) (if any); (3) existing or proposed residence, and; (4) Lake Troy Douglas and existing streams and wetlands with respect to items (1) and (2) if they are on or adjacent to the property. All distances must be clearly indicated.

Upon acceptance, the Equestrian Committee will forward plans to the Architectural Review Board (ARB) for approval of containment and/or disposal (composting) structures and proposed new or relocated fencing. Composting systems must be operated and maintained in such a manner as to ensure proper composting. Fully composted manure may be spread on the mini-farm owner's property without restriction.

✓ **Exception:** Mini-farm owners stabling or pasturing one or more equine animals on their property prior to May 1, 2012, are not required to submit a manure management plan. However, mini-farm owners exempt from filing a manure management plan also should comply with the **Restrictions** listed below. **All mini-farm owners** are responsible for ensuring their manure containment and disposal practices do not pollute or endanger wetland areas, streams or Lake Troy Douglas, or pose a health hazard or

nuisance to near-by residents, common areas users or to the community. Owners who do not comply with these restrictions will be required to take remedial actions and held liable for the cost of restoration efforts if pollution occurs and the source is traced to their operation.

A mini-farm owner exempt from submitting a manure management plan who desires to construct a manure containment or composting structure must submit a plan to the ARB meeting **Requirement 3, 4 and 5** above, as applicable. The plan must be approved by the ARB prior to beginning construction. Plans for proposed new fencing or the relocation of existing fencing also must be submitted to the ARB for approval. Once approved and constructed, these systems must be operated and maintained in such a manner as to ensure proper composting.

### Restrictions

All mini-farm owners housing or pasturing one or more equine animals on their property are subject to the following restrictions:

1. Free-standing manure piles are prohibited.
2. Manure must not overflow containment structures.
3. Runoff and/or seepage from containment or composting structures into common areas, designated wetlands, streams or Lake Troy Douglas is prohibited. Structures must be covered if this can occur.
4. Spreading, harrowing or accumulating manure in excess of the recommended application rate on pastures smaller than 2 acres per horse is prohibited.<sup>1</sup>
5. Dumping or spreading manure on the bridle trail easement, utility easements or common areas is prohibited.
6. Dumping or spreading non-composted manure within one hundred (100) feet of designated wetlands, streams or Lake Troy Douglas is prohibited.
7. Pasturing within twenty-five (25) feet of Lake Troy Douglas is prohibited.
8. Dumping or spreading manure on unimproved lots without permission from the lot owner is prohibited.

These requirements and restrictions are based on recommendation provided by the McLendon Hills Equestrian Committee at the request of the Property Owners' Association Board of Directors.



Peter A. Dotto, President  
McLendon Hills Property Owners' Association



Date

<sup>1</sup> The NC Cooperative Extension Service can assist mini-farm owners in determining an appropriate application rate and nutrient management plan for their farm at no cost