



RAINBOW HILLS ESTATES

Home owners Association

Correspondence address for HOA – R.S. Anderson Treasurer

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To Rainbow Hills Estates Homeowner,

April 2025

As your newly elected 2025 Board, we're honored to serve and committed to preserving the harmony, beauty, and integrity that make Rainbow Hill Estates home.

Subject: Backyard Poultry and HOA Regulations

We've discovered that three residents are keeping live poultry. While two have county permits, one has not applied. But please remember—**even with a permit, our HOA rules and deed restrictions take priority**. Poultry are not allowed in Rainbow Hills Estates, these rules exist to protect the peace, character, and integrity of our community.

Even if Hernando County issues a permit for backyard chickens, private deed restrictions—like those in Rainbow Hills Estates—take precedence. This means such permits are **void** because our HOA rules prohibit them. All Rainbow Hill Estates residents must follow the Declaration of Covenants and Restrictions, association membership is optional—just \$40 a year gives you a voice, a vote, and a say in our community. Get involved! These covenants help maintain the character and harmony of our community.

According to our [Rainbow Hills Estates Declaration of Covenants and Restrictions](#) the rules on animals are clear:

Rule #11: Animals and Pets

"No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot for any purpose, except that cats, dogs, and other household pets may be kept, provided they are not bred or maintained for commercial purposes."

Proposed Resolution: A Community Decision

We understand that these residents invested time and money to comply with county regulations—though, unfortunately, they overlooked the existing **HOA's Declaration of Covenants and Restrictions, which explicitly forbids poultry.**

To address this matter fairly, we are calling upon our **HOA Members** to decide the path forward. This applies only to the current residents who have obtained Hernando County permits for poultry. The County has been informed that Rainbow Hill Estates prohibits livestock on residential properties.

Our Voices Matter – all dues paying members please Cast Your Vote!

A crucial vote will take place on at **Pot of Gold Lane the day of the Picnic April 26, 2025**

You will be choosing between the following ONE of these options:

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Option 1: Allow the current residents to keep their poultry until their **county permits expire** in 2030 (permits are valid for five years). After that, they must fully comply with HOA regulations.

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Option 2: Allow the current residents to keep their poultry for **two years**, until 2027, regardless of the county permits' expiration. After that, they must fully comply with HOA regulations.

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Option 3: Enforce the HOA's governing rules immediately, requiring the removal of all live poultry without delay. Failure to comply may result in legal action to uphold our community's standards.

This decision will shape the future of Rainbow Hill Estates. We urge every HOA member to get involved—your voice matters! Let's come together to keep our community a place of pride, unity, and respect.

Your voice matters—join us in making this important decision!

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|----------------------------|--------------|--|--------------|
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