

**POLICY  
FOR THE  
20<sup>TH</sup> HOLE TOWNHOMES ASSOCIATION, Ltd.  
REGARDING PETS**

**SUBJECT:** Adoption of a pet policy for Owners or occupants of the Association.

**PURPOSE:** To ensure that the rights of Owners and occupants to keep pets and the rights of other Owners with respect to those pets are respected.

**AUTHORITY:** The Declaration and Bylaws of the Association.

**EFFECTIVE DATE:** September 30, 2008

**RESOLUTION:** The Association hereby adopts the following policy and procedure:

In order to ensure that the rights of Owners and occupants to keep pets and the rights of other Owners with respect to those pets are respected, the Association establishes a policy as follows:

- (1) Only traditional household pets like dogs, cats, birds and fish are permitted.
- (2) No animal shall be kept or bred for commercial purposes.
- (3) Total number of dogs, cats and their offspring per Lot is limited to 3.
- (4) All pets shall be registered and inoculated as required by local law.
- (5) No pets are permitted to run at large or left unattended outside of their Owner's property. Dog houses and dog runs are prohibited.
- (6) All pets must be kept under control, whether within the Owner's property or any other location within the Community.
- (7) All damage created by a pet is the sole responsibility of the pet owner or the property owner if the pet owner is a renter. Damage to Association property will be repaired by the Association and reasonable repair costs billed to the property owner.
- (8) Pet owners shall clean up after pets properly.

**Collection Provision.** All fines, costs and expenses necessary to enforce this resolution will be levied against the property Owner and shall be an assessment against the Owner's property and subject to all lien and collection powers of the Association.

**PRESIDENT'S and  
SECRETARY'S  
CERTIFICATION**

The undersigned, respectively being the President and Secretary of the 20<sup>th</sup> Hole Townhomes Association, Inc., a Colorado nonprofit corporation, certify that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on Sept 30, 2008 and in witness there of, the undersigned have subscribed their names.

20<sup>th</sup> Hole Townhomes Association, Ltd.

By:

Midge B. Abel  
President

ATTEST:

By:

Candace Talbot  
Secretary

Original signed copy filed: