

HUNTER'S RIDGE HOMEOWNERS' ASSOCIATION, INC.

Resolution 86-2

- Subject:** Regulation of Household Pets
- Purpose:** The purpose of this resolution is to enforce provisions of the Condominium Declaration relating to Household Pets.
- Authority:** Declaration of Covenants, Conditions and Restrictions of Hunter's Ridge Townhomes Article X-3, 6, 11, 18; and Article XII-1.
- Rule:**
- 86-2.1 Household pets shall not run at large on the property nor on any property abutting the Association property but shall be on a leash at all times when outside of the unit.
  - 86-2.2 Household pets shall not litter the Association property nor any property abutting the Association and the owner shall be responsible for "poop scooping" and proper disposal.
  - 86-2.3 Household pets shall not be allowed to create a nuisance by barking or otherwise causing an inconvenience to residents.
  - 86-2.4 Household pets shall not be tied in or to any part of the common elements, including fences, buildings, trees or shrubs. Household pets tied on back patios must be restricted to patio area.
  - 86-2.5 The owner of the unit where a household pet resides that is in violation of any of the above will be assessed a fine and any cost to repair damage caused by the household pet together with the cost of collection to include attorney's fees.
- Enforcement:** These provisions shall be enforced in accordance with the provisions of the Condominium Declaration for the Hunter's Ridge Homeowner's Association, Inc. and the City of Louisville and the County of Boulder as follows:
- First Offense: The unit owner will be notified in writing of the rules violation of the household pet residing in his/her unit, assessed the cost to repair damages caused by the household pet and request to appear at a hearing by the Board of Directors if there is a damage assessment.
- Second Offense: The unit owner will be notified of the second rules violation of the household pet residing in his/her unit, requested to appear at a hearing by the Board of Directors, fined \$25.00 and assessed the cost to repair damages caused by the household pet if the Board deems such action appropriate.

Enforcement  
Continued:

Third Offense: The unit owner will be notified of the third rules violation of the household pet residing in his/her unit, requested to appear at a hearing by the Board of Directors, fined \$50.00 and assessed the cost to repair damages caused by the household pet if the Board of Directors deems such action appropriate.

Fourth Offense or Any Succeeding Offenses: The unit owner will be notified of the fourth, or any succeeding, rules violation of the household pet residing in his/her unit, requested to appear at a hearing by the Board of Directors, fined \$100.00, assessed the cost to repair damages caused by the household pet and requested that the offending pet be removed from the property if the Board of Directors deems such action appropriate.


Notice:

Notice of the provisions of this resolution will be made by mailing a copy of the resolution to each owner at the address shown on the records of the Association at the time of the adoption of the resolution and by making this resolution a part of the Rules and Regulations of the Hunter's Ridge Homeowners' Association, Inc.

Effective  
Date:

This rule shall become effective upon delivery to owners.

Adopted this 5th day of November 1986,  
by the Board of Directors of the Hunter's Ridge Homeowners'  
Association, Inc.

  
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President, William Butler

Attest:

Howard Johnson  
Secretary