

**ARBORS AT MOUNTAIN SHADOWS CONDOMINIUM OWNERS ASSOCIATION, INC.
POLICY GOVERNING PETS, AND THE OPEN-AIR FEEDING OF DOMESTIC AND
NON-DOMESTIC ANIMALS AND BIRDS**

In compliance with the Colorado Common Interest Ownership Act, the Board of Directors desires to adopt a uniform and systematic policy regarding the number and types of pets allowed per unit, and regarding the open-air feeding of domestic and non-domestic animals and birds.

The Association hereby adopts the following policy governing the number and types of pets allowed per unit, limitations on their open-air feeding, and governing the feeding of non-domestic birds and animals by revoking in their entirety;

A. Section 5 of the Association's Rules and Regulations as adopted on September 12, 2002;
B. The amendment to the aforementioned Section 5, as adopted on January 29, 2007, and by replacing "A" and "B" above with the following new Section 5 of the Rules and Regulations of the Association:

5. Pets, wild animals

- a. As of the effective date of this policy, residents who are in possession of more than the allowable number of animals hereinafter delineated or who are in possession of any type of animal hereinafter prohibited by this Policy, shall be allowed to retain possession of said animal(s) as long as the resident:
 - I. Informs the Association in writing within fifteen (15) days of the effective date of this policy of the type(s) of prohibited and/or excess number(s) of pets in their possession; and,
 - II. Affirms in writing that should any animal permitted under this sub-section be lost, die, or otherwise no longer be a permanent part of the resident's household that the resident shall request in writing and shall have prior written permission from the Board of Directors to replace any such animal; and,
 - III. Complies with all other provisions of this Policy.
- b. Unless addressed in "a" above, without prior written request and written Board approval, residents shall not be permitted to have more than:
 - one (1) dog;
 - one (1) cat;
 - a reasonable number and size of fish;
 - a reasonable number of small domestic animals;so long as any of the above are bona fide household pets and are not kept for any commercial purposes, do not make objectionable noises or otherwise constitute a nuisance, disturbance, or inconvenience to any other resident, and are kept in compliance with all sections of this Policy and all applicable ordinances.
- c. Snakes of any type shall not be permitted
- d. The Board of Directors, in its sole discretion and upon receipt of prior written request and a after consideration of the impact of such variance on the community at large, may grant written variances as to the number of dogs or cats kept by a resident. Such variance may be revoked at any time by the Board if the result of the variance causes disturbance to any other resident.

- e. Pit bulls, rottweilers, or any other breed of dog deemed dangerous by the Board shall not be permitted. Prior to getting a new dog, residents are encouraged to inquire in writing from the Board as to the types of dogs permitted.
- f. Pets shall not be permitted to run loose anywhere on the Arbors' property. When outside all pets shall be controlled by a leash held by a responsible person or carried by a responsible person. Any costs to repair damage to any vegetation, shrubbery, or other property done by any pet not so restrained shall be at the sole expense of the owner of said pet.
- g. Pets shall not be allowed on any stair, patio, balcony, or other outside area unless the pet is leashed, tied, caged or otherwise restrained and a responsible person is present.
- h. Any amount of solid waste deposited by any pet anywhere outside shall be cleaned-up immediately by the pet's owner or other responsible party under whose control the pet may be at the time. Any resident who violates this Section shall, without further warning, be liable for fines and/or any and all clean-up and/or vegetation replacement costs as determined by the Board.
- i. Pets shall not make any noise, produce any odor, or create any other disturbance to any other resident.
- j. Residents shall not feed nor provide water for any wild animal or bird. This prohibition includes bird seed-feeders, bird suet-feeders, hummingbird feeders, placing birdseed or animal feed anywhere on the property, placing items to provide water anywhere on the property, and birdbaths.
- k. Residents shall not provide food or water for any pet permitted by this Section anywhere outside their unit. Feeding or watering dishes or bowls of any type or fashion shall not be placed on any patio, balcony or other open-air space.
- l. The Board of Directors, in its sole determination and for the best interests of the community at large, shall have the right to enforce any and all provisions of this Section against any pet owner via warning letters, fines, mandatory "pet day-care", permanent removal of the offending pet from the complex, and/or any other remedy it may deem appropriate as allowed by law.

IN WITNESS WHEREOF, the undersigned certify that this "POLICY GOVERNING PETS, AND THE OPEN-AIR FEEDING OF DOMESTIC AND NON-DOMESTIC ANIMALS" was adopted by Resolution of the Board of Directors of the Association on the 3rd day of April, 2008.

ARBORS AT MOUNTAIN SHADOWS
 CONDOMINIUM OWNERS ASSOCIATION, INC.,
 A Colorado nonprofit corporation.

By: [Signature]
 Its: President

ATTEST: [Signature]
 Its: Secretary