



2192 DENTON GROVE
COLORADO SPRINGS
COLORADO 80919

Arbors at Mountain Shadows Condominium Owners Association, Inc.

November 12, 2020

RESOLUTION

WHEREAS, pursuant to the Declarations, Section 7.5, regarding animals and fowl,

WHEREAS, pursuant to the Bylaws, Article VII, Section 1. (a), the Board has the power to adopt and publish rules and to establish penalties for the infraction thereof,

WHEREAS, members of the Association have expressed concern regarding the proper care of domestic pets and interaction with wildlife,

IN WITNESS WHEREOF, the undersigned certify that the following *Policy for Domestic Pets and Wildlife Interaction* was adopted by Resolution of the Board of Directors of the Association on this twelfth day of November, 2020.

Lori Morgan, President
on behalf of the Board of Directors

Attest:

Jill Huber, Secretary

November 12, 2020

Policy for Domestic Pets and Wildlife Interaction

I. Domestic Pets.

- A. The following shall NOT be permitted:
 - i. Horses, cattle, sheep, goats, rabbits, poultry, or fowl.
 - ii. Snakes, reptiles, or insects.
 - iii. Any other animal life which the Board, in its sole discretion, determines should not be permitted.
- B. The following dogs may be permitted but will be subject to the provision of paragraph C below:
 - i. Pit Bulls or any mix thereof.
 - ii. Rotweilers.
 - iii. Doberman Pinschers
 - iv. German Shepherds
 - v. Any dog, regardless of breed type, that has a strong personality, is overly protective, or is easily provoked.
- C. Any dog, whatever the breed, which the Board, in its sole discretion, determines to have a disposition not compatible in a community with multi-family living units, shall be removed from the community without recourse.
- D. The following number of pets, fish, and fowl shall be permitted:
 - i. Two dogs, or
 - ii. Two cats, or
 - iii. One dog and one cat.
 - iv. A reasonable number of other accepted household pets, fowl, and aquarium fish.
- E. NO pet shall
 - i. Be kept for commercial purposes.
 - ii. Make objectionable noises.
 - iii. Constitute a nuisance.
 - iv. Be an inconvenience to any of the residents of the complex.
 - v. Be permitted to run loose.
 - vi. Create any offensive odor.
- F. All pets, when out of the unit, on any stair, patio, balcony, or outside in any area of the complex,
 - i. Shall be kept on a leash or in a cage.
 - ii. Shall be attended at all times by and in the control of a responsible person.

- G. A person in charge of a pet anywhere on the premises shall immediately pick up and appropriately discard all pet waste material.
- H. The owner of a pet shall be held accountable and liable:
 - i. For the cost of clean-up of solid waste material.
 - ii. For the replacement costs of all damage to any vegetation on the grounds.
- I. A homeowner shall be responsible for any damage within the Arbors' community caused by any pet in his/her care or in the care of family members, tenants, or guests.
- J. Owners or residents shall NOT provide food or water for any pet anywhere outside the unit.
- K. Feeding dishes or bowls of any type or fashion shall not be placed on any patio, balcony, or other open-air space within the Arbors' community.

II. Wildlife Interaction

- A. A resident, family member, or guest shall NOT provide food or water in any type of container or on any outside area for any wild animal.
- B. A resident, family member, or guest shall NOT provide any seed, suet, or water in any type of container or on any outside area for any wild fowl.
- C. A resident shall NOT install, erect, hang, or fasten any kind of birdhouse or resting place on a balcony, in a patio, or on any other outside surface.

III. Enforcement.

- A. The Board of Directors, in its sole determination and for the best interest of the community at large, shall have the right, where any violation of any of the provisions of this policy occurs,
 - i. To deliver warning notices or letters to homeowners or residents.
 - ii. To assess fines or fees to homeowners or residents.
- B. The Board of Directors, in its sole determination,
 - i. Shall have the right to require mandatory pet daycare at an established professional pet care facility at the homeowner's expense.
 - ii. Shall have the right to demand that any prohibited or offending pet be permanently removed from the complex.
 - iii. Shall have the right to employ any other remedy it may deem appropriate or as allowed by city ordinance or law.
- C. All household dogs shall be registered in compliance with
 - i. The provisions of this policy.
 - ii. All applicable ordinances to include, but not limited to,
 - a) State, city or county animal registration requirements.
 - b) State, city or county immunization requirements
 - iii. The City of Colorado Springs Animal Enforcement Division regulations.