

KNOLLS VILLAGE TOWNHOUSE ASSOCIATION, INC.

RULES AND REGULATIONS REGARDING THE OWNERSHIP OF PETS

Adopted September 2, 2008

Subject: Rules and restrictions pertaining to homeowner pets.

Purpose: To memorialize the consideration and adoption by the Board of Directors of the Association of the following Rules and Regulations Regarding the Ownership of Pets.

Authority: Section 302 (1) (a) of the Colorado Common Interest Ownership Act; Article VIII Section 1 (A) of the Association's Bylaws.

WHEREAS, for the health, safety, welfare, comfort, and convenience of all residents in the community, the Board wishes to establish rules regarding the ownership and maintaining of household pets and animals.

NOW, THEREFORE, BE IT RESOLVED THAT the following rules and procedures are adopted by the Board:

1. No household pet or animal shall be left unattended outside a Unit or without adequate supervision.
2. Except within its owner's Unit, an animal must be on a leash not more than eight (8) feet in length controlled by a person physically competent to control the animal.
3. No animal may be leashed to any stationary object on the Common Areas.
4. No animal is permitted in or on any community facilities.
5. Owners will be held responsible for any litter, waste, mess or property damage created by their animals in the Common Areas. Owners shall immediately remove and dispose of excrement left by the owner's animal in the Owner's trash receptacle, so as to maintain a healthy environment, and to eliminate nuisance from odor or otherwise. The right to keep animals as household pets shall be coupled with the responsibility to pay for any damage caused by such animals.
6. No dog shall be permitted to bark, howl, or make other loud noises for such an unreasonable time as disturbs neighbors' rest or peaceful enjoyment of their Unit or the Common Areas.
7. Miscellaneous.
 - (a) Failure by the Association to enforce any provision of these Rules shall in no event be deemed to be a waiver of the right to do so thereafter.
 - (b) The provisions of these Rules shall be independent and severable. The invalidity of any one or more of the provisions hereof by judgment or court order or decree shall in no way affect the validity or enforceability of any of the other provisions, which other provisions shall remain in full force and effect.

(c) The provisions of these Rules shall super-cede and replace any and all previous rules and regulations regarding the keeping of household pets and animals.

(d) Nothing in these Rules shall prohibit or limit the use of qualified service Animals as permitted or required under federal, state, or local law, including but not limited to the Americans With Disabilities Act, or the Fair Housing Amendments Act.

(e) These Rules shall be effective thirty days following written notification to Owners of the Association of their adoption.

The Knolls Village Townhouse Association, Inc.

By: ___(Signed) *Loren Rohl*_____

President

These Rules and Regulations Regarding the Ownership of Pets were adopted by the Board of Directors on the 2nd day of September, 2008 and is attested to by the Secretary of The Knolls Village Townhouse Association, Inc.

_____(Signed) *Cheryl Sher*_____

Secretary