

**RESOLUTION OF
SONOMA VILLAGE AT UTE CREEK HOMEOWNERS ASSOCIATION, INC.
REGARDING INSURANCE FOR PETS**

SUBJECT: Regulation of insurance requirement for pets within the Community.

PURPOSE: To provide notice of the Association's adoption of a Resolution regulating insurance requirement for pets within the Community.

AUTHORITY: The Declaration of Covenants, Conditions and Restrictions for Alton Park ("Declaration"), Bylaws, Articles of Incorporation and Colorado law.

EFFECTIVE DATE: February 11, 2020

RESOLUTION:

RECITALS

WHEREAS, pursuant to Article 6, Section 6.20 of the Declaration, the Executive Board, in furtherance of the provisions of the Declaration, may adopt rules and regulations concerning and governing the Community or any portion thereof and may establish and enforce penalties for the infraction of such rules and regulations;

WHEREAS, pursuant to Article 6, Section 6.4 of the Declaration, any Owner who owns a pet shall obtain and maintain liability insurance specifically providing personal liability coverage for their pet's vicious acts;

WHEREAS, Article 6, Section 6.4 of the Declaration further requires Owners to provide the Association with a copy of the certificate of insurance or such similar evidence that the insurance is in place;

WHEREAS, Article 6, Section 6.4 of the Declaration also provides that any Owner who owns a pet shall fully indemnify the Association from and against any and all claims relating to the actions of such pet;

WHEREAS, pursuant to the above authority, the Board of Directors believes it is in the Association's best interest to adopt regulations clarifying the production of certificates of insurance as required under Section 6.4.

AS SUCH, the Association hereby **RESOLVES** as follows:

1. Each Owner who owns a pet is required to obtain and maintain liability insurance which provides personal liability coverage for the pet's vicious acts.

2. Each Owner who owns a pet is responsible for fully indemnifying the Association from and against any and all claims relating to the actions of such pet, regardless of whether the Owner has adequate insurance coverage.
3. Upon request, each Owner must provide a copy of his or her certificate of insurance or similar evidence showing that the required insurance coverage is in place. The Board may request proof of insurance coverage at any time from an Owner as it deems reasonable, including, but not limited to, as part of an investigation into any complaint concerning the Owner's pet.
4. If an Owner fails to obtain and maintain sufficient liability insurance as required under Section 6.4 of the Declaration or fails to provide proof of insurance when requested then the Owner will be found in violation of the Association's governing documents and may be subject to fines and any other remedies pursuant to the Association's Enforcement Policy and governing documents.
5. This Resolution is in addition to any and all other pet restrictions, rules or regulations of the Association.
6. Unless otherwise defined in this Resolution, initially capitalized terms defined in the Declaration shall have the same meaning herein.
7. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado.
8. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
9. This Resolution may be amended by the Board of Directors.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of the Sonoma Village at Ute Creek Homeowners Association, Inc., certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board on February 11, 2020 and in witness thereof, the undersigned has subscribed his/her name.

**SONOMA VILLAGE AT UTE CREEK
HOMEOWNERS ASSOCIATION, INC.,**
a Colorado nonprofit corporation

By: 
Its: President