

**RESOLUTION  
OF THE  
HOVER VILLAGE SEVEN COMMUNITY ASSOCIATION  
REGARDING PET RULES AND REGULATIONS**

**SUBJECT:** Pet Policies and Rules.

**PURPOSE:** To provide notice of the Association's adoption of policies and rules regarding the keeping of animals and pets within the community.

**AUTHORITY:** The Association's governing documents, including the Declaration, Articles of Incorporation, Bylaws, and Colorado law.

**PROPERTIES**

**EFFECTED:** All real property subject to the Declaration.

**EFFECTIVE DATE:** April 17, 2019.

**RESOLUTION:** The Association, acting through its Board of Directors, hereby adopts the following resolution.

WHEREAS, Article VI, Section 10 and Article VI, Section 14 of the Declaration of Covenants, Conditions, and Restrictions of Hover Village Seven Community Association provide the Association's Board of Directors with authority to adopt Rules and Regulations concerning the keeping of animals and pets within the community; and

WHEREAS, the Association's Board of Directors deems it to be in the best interests of the Association and its members and residents, to adopt such Rules and Regulations.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Directors hereby adopts the following Rules and Regulations regarding the keeping of animals and pets within the community:

**I. GENERAL RULES**

- A. No animals shall be kept, raised, bred, or boarded within the community except that household pets may be kept subject to these Rules and Regulations. Household pets shall include domesticated dogs, cats, birds, and fish. Homeowner may submit requests to keep other animals they believe qualify as household pets that are not specifically listed to the Board for review and consideration. Livestock, poultry, and insects do not qualify as household animals and shall not be raised, bred, kept or boarded within the community.

- B. Number and Size of Pets. A total of three household pets may be kept within a unit (such as three dogs or any combination not to exceed three such as one dog, one cat, and one bird). A fish aquarium shall be considered a single household pet regardless of the actual number of fish in the aquarium but the aquarium may not exceed 50 gallons.
- C. Any Owner who keeps, maintains, and/or allows any animal within the community shall be responsible for the actions of such animal and is deemed to have indemnified and agreed to hold the Association, each unit owner, and the community manager free and harmless from any loss, claim or liability of any kind arising by any reason of keeping, maintaining, and/or allowing such animal.

## II. REQUIREMENTS AND RESTRICTIONS

- A. Household pets must be kept in accordance with applicable laws, ordinances, and regulations including, but not limited to, having all required inoculations, vaccinations, and tags.
- B. Pets shall not be permitted upon the Association's common areas unless accompanied and under the control of the pet owner or other responsible person. When on common areas pets must be leashed or caged.
- C. Owners are responsible for the immediate removal and proper disposal of animal waste from common areas.
- D. Owners are responsible for any property damage, injury or disturbances their pet may cause or inflict.
- E. Owners are required to maintain an acceptable noise level in regard to their pets so as not to disturb other residents.
- F. Pets shall not be left unattended outside the residence for longer than 15 minutes at a time.
- G. No pet may be leashed or tied to any trees or stationary object on the common areas.
- H. Aggressive or vicious pets are prohibited. An aggressive pet is a pet deemed by the Association's Board of Directors to be aggressive. In considering the issue, the Board will consider actions by the pet including, but not limited to, the pet approaching a person in a vicious, threatening, or terrorizing attitude of attack; the pet biting, clawing, or attempting to bite or claw any person or other animal; and/or other aggressive behavior by the pet.
- I. Commercial breeding of pets or animals within the unit is prohibited. Pets may not be

kept for any commercial purposes.

- J. No pets may be kept that, in the sole and reasonable discretion of the Board of Directors, otherwise create a nuisance.

### III. NUISANCES

The following shall be grounds for complaint and possible finding of a nuisance:

- A. Pets running at large.
- B. Pets damaging, soiling, defecating on or defiling any private property (other than that of such pet's owner) or the common areas unless immediately remedied.
- C. Pets causing unsanitary, dangerous, or offensive conditions.
- D. Pets making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the Property. Noise from a constantly barking dog should be reported to management for follow-up and action.
- E. Causing or allowing any pet to molest, attack, or otherwise interfere with the reasonable freedom of movement of persons on the common areas, to chase vehicles, to attack other pets, or to create a disturbance in any other way, including scaring other residents.
- G. Such other behavior as the Board of Directors determines creates a nuisance.

### IV. ENFORCEMENT

The Rules and Regulations set forth herein will be enforced pursuant to the Association's Enforcement Policy and will be enforced against the pet owner or Owner of the relevant unit (if different). In addition, the Association may take other action as permitted by law such as having vicious animals removed from the community.

**PRESIDENT'S  
CERTIFICATION:**

The undersigned, being the President of the Association, 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 of Directors on April 17, 2019.

**HOVER VILLAGE SEVEN  
COMMUNITY ASSOCIATION,**  
a Colorado nonprofit corporation,

By: Anty Burki-Bragg  
President