

# Sundance Village Condominium Association

## Pet Policy and Procedure

Be It Resolved, the Association hereby adopts the following for enforcing policies, rules and regulations, and other Governing Documents of the Association.

1. **Scope:**

To adopt a policy outlining procedures to be followed for those unit Owners who have pets.

2. **Specifics:**

All County and City ordinances pertaining to animals shall be enforced in all areas of this complex.

In accordance with Sundance Village's Covenants, Codes, and Restrictions (CC&Rs), the Board of Directors (BODs) have created a Pet Policy that shall go into effect immediately.

Under Article 10. Restrictions, Section 10.5, *Household Pets*:

*"No animals, livestock, birds, poultry, reptiles or insects of any kind shall be raised, bred, kept or boarded in the Community; provided, however, that the Owners of each Unit may keep dogs, cats, and/or other domestic animals which are bona fide household pets, so long as such pets are not kept for any commercial purpose and are not kept in such number or in such manner as to be unreasonable to create a nuisance to any resident of the Units. The Board of Directors shall have, and is hereby given, in its sole discretion, the right and authority to: set a size or poundage limit on pets; regulate the type(s) of pets that are permitted to be kept; determine that any dog(s), cat(s) or other household pet(s) are being kept for a commercial purpose or are being kept in such number or in such manner as to be unreasonable or create a nuisance; determine that an Owner or tenant is in violation of the leash laws of the applicable jurisdiction and other applicable governmental laws, ordinances, or other provisions related to household pets; or determine that an Owner is otherwise in violation of this Section. If the Board decides any of the foregoing, then the Board may take such action or actions as it deems appropriate. An Owner's right to keep household pets shall be coupled with the responsibility to pay for damages caused by such pets, as well as any costs incurred by the Association as a result of such pets, and any such costs and damages shall be subject to all of the Association's rights with respect to the collection and enforcement of Assessments."*

All Owners choosing to have pets must meet the maximum weight limit allowed by the Association. The Association has approved a maximum weight limit for any household pets to be forty (40) pounds. Any pet over this limit is not permitted in the community. Proof of meeting weight limits is the responsibility of the pet owner and not the Association.

All dogs that are not hand-held must be kept on a leash at all times when in the Common Area(s). All pet owners within the community must follow the City of Grand Junction's Pet Regulations.

It is the Owner's responsibility to clean up after pet waste anywhere within the community (i.e. shared common area/green space, sidewalks, streets, etc.). Pet owners shall not allow pet(s) to urinate or defecate on patios or balconies. Any instance of pet waste on patios or balconies that occur shall be cleaned up immediately so that the odor does not disturb other residents of the community.

Any expense incurred because of damage by an animal to any condominium property, real or personal, is the responsibility of the animal's owner. Reimbursement for damages shall be paid by the owner within 30 days.

Only owners can have pets. No tenant(s) shall be permitted to bring or have pet(s) within Sundance Village Condominium Association.

**Fining:**

1. If the Owner of a pet who does not clean up after their pet in any Common Area(s), and it is witnessed by a minimum of two individual(s), the Owner of the pet(s) that resides within the community will be fined, following the Covenant Enforcement Policy & Procedure.
2. To report an incident, proof must be sent to the BODs, or the managing agent. Please include a description of the dog, the owners' address (if known), the time and date of the occurrence, and a brief description of the violation witnessed.
3. The fine for violation of any of the foregoing Pet Policy's criteria is \$100.00 per occurrence.
4. If a pet is over the maximum weight limit of forty (40) pounds, the BODs shall request proof of weight from a licensed veterinarian. The Owner shall have fourteen (14) days to provide evidence of the animal's weight. If the owner of the pet refuses or fails to meet the deadline, it shall be assumed that the animal is above the maximum weight limit allowed and the Owner accepts the violation.
5. If an Owner is found in violation of the weight limit, the BODs shall provide the owner thirty (30) days to remove the animal(s) from the Association. After that period, if the animal is still residing in the community, the BODs shall fine the owner \$100.00 per day until the issue is resolved.
6. Any Owner has the right to dispute the fine with cause.

**Sundance Village Condominium Association, Inc.**

  
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President

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Dated

3/27/19