

**CENTENNIAL OWNERS' ASSOCIATION  
\*\* PET REGULATIONS & ENFORCEMENT \*\***

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**RULES & REGULATIONS:**

**Pitkin County Law: 1-7.1:** A dog which is on private property (whether of its owner, possessor, keeper or any other person) shall be deemed running at large unless accompanied by (and within sight and hearing distance of) its owner, possessor and keeper, or his agent and within the positive control of said person.

**Centennial Bylaws: Section 5.08(a)(9):** The keeping of small, orderly, domestic pets (e.g., dogs, cats, or caged birds) not to exceed two (2) per Unit, without the approval of the Board of Managers, is permitted, subject to the rules and regulations of the Association....

Any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Condominium upon ten (10) days' written notice from the Board of Managers. Such pets shall not be permitted upon the Common Elements unless accompanied by an adult person and unless carried or leashed.

**Centennial Pet Regulations:** Dogs must be under owners' control, under voice command and within visual sight or on leashes at all times. Dogs are not allowed in planted areas, excluding grass areas. Ground level unit owners may tether their dogs to the deck with a limited access to the grass directly on the south side of it. Under no circumstances may the tethered dog be able to reach the sidewalk areas or to encroach upon the adjacent unit. Dogs cannot be tethered at any time when an owner is not at home. Any feces must be removed immediately.

**WHAT THIS MEANS**

Dogs may not be tied up in front of the buildings.

Dogs may not be tied up and left alone. You may not leave your unit or the complex and leave your dog tied up outside.

Dogs may not run at large. That means you may not open the door and let your dog outside unleashed to do its business while you remain in your unit and then call it to come in later.

Dogs are not allowed in planted areas (flower beds and shrubbery areas).

Visiting dogs must be leashed at all times while outside at the Centennial.

Feces must be picked up.

Pitkin County Animal Control will be called to pick up any loose dogs in the complex.

**FINES**

Fines will be as follows:

First offense: \$25.00

Second offense: \$50.00

Third and following offenses: \$100.00

**HOW TO REPORT**

If you observe a pet in violation, contact the Centennial Homeowner's Board of Managers at [CentennialHOA@gmail.com](mailto:CentennialHOA@gmail.com) to report the offense. Have the following information available:

The description of the dog and the dog's name, if possible.

The violation (tied up in front, running loose, etc.).

The date and time of the violation.

The unit or owner the dog belongs to.

Any owner may report a violation.

### **THE OFFENDING OWNER'S RECOURSE**

The Centennial Board of Managers will report the violation to the offending owner, who will be assessed a fine on his/her next owner's statement. The owner may appeal the fine to the Board by requesting that their appeal be added to the agenda of the next Board of Managers meeting. If the owner does not appear at the Board meeting, or if the Board decides after hearing the owner's appeal that the offense was legitimate, the fine will stand.

The owner must pay the fine. If he/she does not do so in 60 days, a lien will be placed on his/her unit. If the fine remains unpaid after 60 more days, the Board will bring further legal action.

**THE BOARD IS VERY SERIOUS ABOUT PET REGULATION ENFORCEMENT. PLEASE TAKE HEED. A LITTLE COOPERATION CAN GO A LONG WAY.**