

Redlands Mesa Master 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 Members/Owners/Tenants 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 Redlands Mesa's Master Association Covenants, Codes, and Restrictions (CC&Rs), the Board of Directors (BODs) have created a Pet Policy that shall go into effect immediately.

Under Article III, Section 3.16, Animals:

"Permitted dogs, cats and other Household Pets must be fenced or restrained at all times within the Owner's or Occupant's Lot or Unit (including Limited Common Elements), and shall not be permitted outside such Lot or Unit except when leashed and accompanied by the pet 's owner or the owner's representative..."

"The Owner of a lot or Unit... shall be liable for any and all damage... and for any clean-up necessitated by such pet."

"Each Lot and each Unit shall be entitled to a maximum of no more than two (2) dogs."

The HOA shall be enforcing the Covenants of the HOA to ensure that there are only two dogs per Member/Lot and that pets shall be kept on a leash at all times when not confined to a backyard or inside the home. All pets not confined in a fenced area shall be on a leash in the HOA at all times. This is in accordance with Mesa County and the City of Grand Junction statutes; Resolution MCM 2013-023:

"Dogs are required to be under leash control when not confined to their property. Exceptions can be granted by a property owner. Two examples are:

- The City of Grand Junction has granted permission for dogs to be off leash at the Canyon View dog park.
- The Bureau of Land Management has granted permission for dogs to be off leash, but under voice control by an owner, in some areas. Please check with the Bureau of Land Management for dog rules specific to the area you are visiting."

All waste shall be removed by Owner/Member/Tenant/s and properly disposed of in a waste receptacle. It is the Owner/Member/Tenant's responsibility to clean up after pet waste anywhere within the HOA (i.e. shared common areas/green spaces, sidewalks, streets, etc.). Pet owners shall not allow pet(s) to urinate or defecate on any privately owned spaces.

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

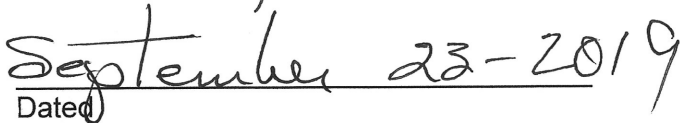
Fining:

1. If the Owner/Member/Tenant of a pet who does not clean up after their pet in any Common Area(s) or on privately owned land, and it is witnessed by a an individual, 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. Pictures help expedite this process and help bolster the witnessed event if the accused Owner disputes this matter.
3. The fine for violation of any of the foregoing Pet Policy's criteria is \$100.00 per occurrence.
4. If an Owner is found in violation of the two-dog per lot/household limit, the BODs shall provide the owner thirty (30) days to remove the animal(s) from the Association. After that period, if the extra animal/s is/are still residing in the community, the BODs shall fine the owner \$100.00 per day until the issue is resolved.
5. Any Owner has the right to dispute the fine with cause.

Redlands Mesa Master Association, Inc.



President



Dated