

Third Cherry Creek Townhouse Corp.
Resolution:
Regulations for pet ownership, guardianship and control
Adopted: July 26, 2011

Whereas, the Board of Directors of Third Cherry Creek Townhouse Corp. hereby approves a resolution to further define and clarify rules and regulations in the Association's Declarations, By-Laws and Covenants and also specify changes in regulations to the new rules issued by the City and County of Denver, CO.

BE IT RESOLVED THAT:


OWNERSHIP AND GUARDIANSHIP:

Pets that are owned, cared for, and under the guardianship of any owner, tenant or guest in Cherry Creek III are subject to this resolution.

The care for licensing, control of and responsibility herewith of any such pet(s) is the responsibility of the property owner's address at which the pet is kept or supervised, including pets that are owned by a visitor or guest of the individual unit owner.

Any Owner, Occupants, or Guest who keeps or maintains any pets upon the Association shall be deemed to have agreed to indemnify and hold the Association, its directors, officers and agents free and harmless from; any loss, claims or liability of any character, whatever arising by reason of keeping or maintaining such pet(s) within the *Association Common Elements*.

The Association will not be responsible for any animal's actions, or cause of a medical condition sustained to the pet, or caused by the pet anywhere on the *Association Common Elements*.

 The Association has the right to implement a system of fees, fines, and charges to the homeowner for owning and keeping Pets on the *Association Common Elements*.

CONTROL OF PETS IN THE ASSOCIATION:

Animals are required to be licensed, vaccinated and maintained according to the laws of the City and County of Denver. Pets must have a collar and required tags (rabies, licensing, etc.) while on the *Association Common Elements*. Third Cherry Creek prohibits the following animals from the community:

A. Dogs determined to be illegal by the City and County of Denver. This would include potentially dangerous animals known for their propensity toward attacking people and other animals or carrying diseases potentially harmful to humans and other animals.

B. Chickens, ducks, swans, goats, pigeons, llamas, ferrets, pigs, skunks and similar farm-type animals are not allowed. City-permitted exotic animals, including monkeys, large birds, snakes, spiders and reptiles, are prohibited.

C. Insect-collecting facilities, including bee's and beehives, also are prohibited.

D. Rats, mice, and similar animals are prohibited.

E. Commercial breeding of animals is not permitted.

F. Prior to bringing any other animal, an owner may petition the Board of Directors for a hearing on the allowance of such animal.

CONTROL OF PETS ON ASSOCIATION COMMON ELEMENTS:

A. Pet owners are required to keep pets leashed and under control when escorting them on *Association Common Elements*.

B. Any pet owner whose pet attacks or attempts to attack a person or other leashed animal will be subject to Association warnings and/or fines. In addition, reports may be filed with the appropriate Denver authorities.

C. Pet owners are required to immediately clean up their pet's waste. Although the Association provides limited pet clean-up bags and receptacles, it remains the responsibility of the pet owner to have such waste-disposal bags and to properly dispose of the waste materials.

D. Although making noise is a natural condition for some pets, excessive barking, howling, baying, bird sounds or noise-making is prohibited so it does not diminish the character or nature of the neighborhood.

Adopted on this 26th day of July, 2011 by the Board of Directors of
Third Cherry Creek Townhouse Corp.

Signature Charles Waugh
President

Signature Lindy A. Harkin
Secretary