

PET RULES
FOR
CREEKSIDE TOWNHOMES OWNERS ASSOCIATION, INC.

Recitals:

- A. The rights and obligations of the owners of units within the community generally known as Creekside Townhomes (the "Community") are enumerated in the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Creekside Townhomes recorded on August 29, 1996 at Reception No. 9647195 in Book 1366 at Page 1028 in the records of the Clerk and Recorder of Douglas County, Colorado ("the Declaration").
- B. Capitalized terms in these Rules shall have the same definition as those set forth in the Declaration unless otherwise provided below.
- C. Article 9 of the Declaration establishes.
- i) Residents may keep in the aggregate two dogs and/or cats within the Unit.
 - ii) Dogs must be kept on a hand held leash except when the dog is in the resident's Unit.
 - iii) Animals and pets of any kind which, in the opinion of the Executive Board, might be dangerous or a nuisance may not be kept within the Community.
 - iv) Residents must prevent animals and pets from making unreasonable noise, or making unreasonable odors.
- D. The Board believes it is in the best interest of all Owners in the Community to adopt reasonable rules pertaining to keeping pets within the Community.
- E. Various Unit Owners have expressed concerns about harboring certain types of dogs within the Creekside Townhomes Community. Generally, the concerns pertain to Pit Bull Terriers, dogs displaying the physical traits of the Pit Bull Terrier, American Staffordshire Terrier, the Staffordshire Bull Terrier, and other breeds of dogs used in dog fighting.
- F. The Executive Board, after exercising reasonable diligence, including but not limited to review of various Articles, cases and municipal ordinances addressing Pit Bull Terriers and other dangerous breeds, believes it is in the best interest of the Creekside Townhomes Community and the residents of the Community to more clearly define the kinds of pets that might be dangerous and adopt rules to mitigate the potential threat of dangerous animals

THEREFORE, the Executive Board hereby adopts the following Rules:

1. No animal or pet can be kept within the Community if the animal is kept for breeding or commercial use.

2. Dogs, cats, domestic birds and fish may be kept within the Community only in accordance with the provisions in the Declaration and these rules. Other non-dangerous domesticated animals may be kept within the Community only with written consent of the Board of Directors.

3. Dogs on a leash must be attached to person of an equal or greater weight than the dog, that person (the "Handler") shall be responsible and able to control the dog at all times the dog is outside the resident's Unit.

4. The resident or Handler shall immediately clean up after all animals outside the resident's Exterior Unit.

5. The Executive Board finds that the following breeds of dogs can exhibit aggressive behavior, and therefore, may be dangerous:

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| a) Pit Bull Terrier | g) Presa Mallorquin |
| b) American Staffordshire Terrier | h) Tosa Inu |
| c) Staffordshire Bull Terrier | i) Cane Corso |
| d) American Bull Dog | j) Fila Brasileiro |
| e) Dogo Argentino | k) Any dog displaying the majority of physical traits of any one or more of the above-mentioned breeds. |
| f) Canary Dog | |

6. The Executive Board further finds that other breeds of dog and other animals kept as pets can demonstrate aggressive and dangerous behavior. Examples of such behavior include but are not limited to: instances of fighting with other pets within the Community, biting or attacking residents or other pets within the community, and unprovoked aggressive behavior to residents and pets within the Community.

7. Beginning March 1, 2011, Owners, residents, guests, and invitees will be prohibited from keeping or having any of the breeds of dog listed in Section 5 above within the Creekside Townhomes Community.

8. An exception of the prohibition in Section 7 above may apply for Owners of Units within the Community provided:

- a) The Owner of the breed of dog enumerated in Section 5 obtains and maintains liability insurance from a company rated by Best's Insurance Reports as A+ or better, with policy limits of at least \$2M, and adds Creekside Townhomes Owners Association, Inc. as an additional insured on the Owner's policy.

b) The Owner of the breed of dog set forth above registers the animal with the Creekside Townhomes Owners Association, Inc. on the form attached herewith on or before N/A, 2011.

9. Owners, residents, guests, and invitees are prohibited from keeping or having an animal who has demonstrated unprovoked aggressive behavior within the Community.

10. Residents may not keep animals or pets that constitute a nuisance or annoyance within the community.

11. Owners, residents, guests, and invitees who keep an animal within the Community that has demonstrated aggressive behavior, or has previously been in violation of the Declaration or these Rules may be required to meet the requirements set forth in Section 8 above as a condition of keeping the animal in the Community.

12. Enforcement of these rules shall be in accordance with the Association's Enforcement Procedures.

Dated this 12th day of Jan 2011.

Creekside Townhomes Owners Association, Inc.

By M. White