

**FOUNDERS VILLAGE MASTER ASSOCIATION, INC.
RESOLUTION ON PET RULES**

WHEREAS, the Board of Directors (“Board”) of the Founders Village Master Association, Inc. (“Association”) is authorized to adopt rules and regulations; such authority is found in C.R.S. §38-33.3-302(1)(a) and 38-33.3-322(1)(k) and in Article III, Section 3.08, Article VI, Sections 6.05 (F) and 6.06(I), and Article VIII, Section 8.03 of the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions of Founders Village in the Villages at Castle Rock (“Declaration”), as amended.

THEREFORE BE IT RESOLVED that the Board of Directors for the Association will adopt and make a part of the Rules and Regulations for Founders Village Master Association, Inc. the following pet policies:

1. **Rules for Member Lots.**

a. “Pet” shall mean any animal kept on the property of an owner in accordance with Castle Rock Municipal code.

b. Pets can only be kept on a Member’s Lot in accordance with the municipal code of the Town of Castle Rock, within which the Community resides. As the municipal code is updated, so shall the regulations regarding pets on a Member’s Lot also be understood to update.

c. Except in relation to the Common Areas within the Community, Member complaints regarding pet violations shall be directed to the Association. The Association shall may assess fines associated with pet violations, as permitted in the Governing Documents regarding Common Areas and the Association’s policy regarding enforcement of covenants.

2. **Rules for Common Areas.**

a. Animals shall only be allowed in the Common Areas in accordance with the Rules and Regulations adopted by the Board.

b. Female dogs shall not be permitted in Common Areas when in “heat” or “in season.”

c. Animals in common areas must be either carried or on a leash that is a maximum of ten feet (10’) in length and attended by a responsible person who maintains reasonable control over the animal.

d. An animal shall be deemed not under reasonable control of the owner when the animal inflicts damage or injury by biting, jumping on, or by any other means whatsoever to the person or property of anyone other than the owner.

- e. No animal may be leashed to any stationary object within common areas.
- f. No animal is permitted in the community pool area and/or community center building unless that animal is a support or service animal.
- g. No animal is permitted to enter the community pool.
- h. Pet owners must clean up after their animals and must immediately pick up any excrement deposited by their animals in all common areas of the community. This section shall not apply to owners with disabilities that makethem unable to pick up the excrement immediately.
- i. Violations and enforcement of these rules shall be handled pursuant to the Covenant Enforcement Policy. Anycomplaint should state the nature of the alleged violation, the location of the alleged violation, and when it wasobserved. Complaints shall be in writing, preferably with photos.

Signed this 11/07/2021 day of 11/07/2021 2021; to be effective upon signing.

FOUNDERS VILLAGE MASTER ASSOCIATION, INC.
BOARD OF DIRECTORS

By: 
President or Authorized Officer