

16. Pets (Regulation)

1. All pet owners who have pets in Summit County, whether on a permanent or short-term basis, must abide by the Summit County Animal Control and Licensing Regulations. A copy of the regulations are located:
<http://www.co.summit.co.us/animalcontrol/local%20regulations%20full.htm>
2. Copper Mountain Protective Covenants allow "... domesticated; dogs, cats and other household pets [to] be kept providing they are not kept, raised or bred for commercial purposes. Such household pets must be restrained on a leash or otherwise under the control of an individual when in public areas." (Para. 9) (1974)
3. **GENERAL**
4. Allowing Pets in Units: Notwithstanding Copper Mountain's Protective Covenant, Para. 9, nothing in the Protective Covenant or Summit County ordinances shall be construed to require a homeowner to allow pets in a unit. It is in the homeowner's sole discretion whether to allow pets in his/her unit. Homeowners who rent their unit either on a short or long term basis and allow pets in their units must ensure that renters or the rental management company are aware of and comply with this regulation as well as Summit County's Animal Control and Licensing Regulations, *referenced above*.
5. Type of Pets: Only typical domestic pets are allowed in the West Lake Lodge. No exotic or dangerous pets are permitted.
6. Number of Pets: The number of pets permitted to be kept in any unit is limited to the following:
 - a. *Dogs*: Residents are allowed to keep no more than two "medium" (or smaller) sized dogs in a unit. A "medium" dog is one that weighs between 22 – 55 lbs.¹ Otherwise, residents are allowed to house no more than one "large" (greater than 55 lbs.) dog at any time. Regardless of the size of the dogs, residents may not keep more than two dogs in any unit at any time, including animals temporarily staying in the unit.
 - b. *Cats and other*: Residents may house a reasonable number of pets in the unit which do not regularly or habitually leave the unit, provided, however, that the pets are not a nuisance. Examples of such animals include household cats or other types of pets which are confined to a cage, terrarium or aquarium.

¹ SOURCE: *Every Dog: The Complete Book of Dog Care & Health*, Dr. Rowan Blogg & Dr. Eric Allen, William Morrow & Co., Inc., 1983.

7. Care: All residents are responsible for the care of their house pets in a humane and sanitary manner.

8. REQUIREMENTS AND RESTRICTIONS

9. Registration & Vaccinations: All dogs must be registered in the jurisdiction of their owner's legal residence. Owners shall ensure that all pets are vaccinated according to the jurisdiction where the pet is housed.
10. Control of Pets: Owners must leash or otherwise directly maintain control of pets when in General Common Element (GCE) areas. Owners may not use a leash that exceeds six feet in length. Owners may not leash a pet to any stationary object in the GCE areas.
11. Pet Waste: Pet owners are required to immediately clean up all waste from their animals and to dispose of it properly in a waste container owned by the pet owner or in one of the pet waste receptacles located on the Association grounds. Pet owners may not dispose of pet waste in an Association trash container (other than the large trash receptacles located outside the garage door) or private trash containers not owned by the pet owner. Pet owners must immediately clean up any pet waste that occurs in any GCE area, to include disinfecting the area and removing any waste odors.
12. Nuisance: Pets who create a nuisance shall not be tolerated in the West Lake Lodge. Nuisance includes, but is not limited to, disturbing the peace by habitual or persistent barking, howling, yelping, or whining, aggressive behavior towards people or other pets, allowing any animal waste in enclosed GCE areas, failing to clean up animal waste, allowing offensive animal waste odors that permeate GCE areas, excessive animal fur in GCE areas, including public use laundry and clothes drying machines.

13. PET REGULATION ENFORCEMENT

14. Pet Policy Enforcement: Due to the immediate nature of pet nuisances, the Association allows taking the following steps to enforce this regulation notwithstanding West Lake Lodge Association Policy #9 (Enforcement of Rules & Regulations). However, the Association encourages cordial and respectful discussion to resolve pet regulation enforcement issues between owners, tenants, and guests before seeking redress in this regulation or Summit County's Animal Control and Licensing Regulations. Notwithstanding this regulation's enforcement provisions, the Summit County's Animal Control and Licensing Regulation enforcement provisions may be taken without any previous action:
 - a. Owners, tenants, or guests who observe a pet nuisance can contact any member of the Board of Directors, the resident property manager, or the property management

company to complain about the nuisance. When doing so, the owner, tenant, or guest must identify the pet, pet owner, or unit/door number of the pet causing the nuisance, along with the type of nuisance and the date and time of the nuisance.

- b. If a Director or the resident property manager receives the complaint, he/she shall contact the property management company and pass the nuisance complaint information.
- c. Once in receipt, the property management company shall create a record of the nuisance and take immediate steps to contact the pet owner to direct him/her to cure the nuisance. The property management company shall record when contacted made and the response from the pet owner.
- d. If after utilizing these enforcement steps, the same pet or owner causes a second or continued nuisance, the property management company shall contact Summit County's Animal Control Officer and request that he/she take steps to control the nuisance pursuant to Summit County's Animal Control and Licensing Regulation.

15. Definitions: Unless otherwise defined in this Regulation, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

16. Supplement to Law: The provisions of this Regulation shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.

17. Deviations: The Board may deviate from the procedures set forth in this Regulation if in its sole discretion such deviation is reasonable under the circumstances.

18. Amendment: The Regulation may be amended from time to time by the Board of Directors.

CERTIFICATION

The undersigned, being the President or Secretary of the West Lake Lodge Association, a Colorado nonprofit corporation, certifies that the following Regulation was adopted by the Board of Directors of the Association pursuant to the Bylaws of the Association on _____, and in witness thereof, the undersigned has subscribed his/her name.

WEST LAKE LODGE ASSOCIATION By: _____