

PIONEER HILLS OWNERS ASSOCIATION, INC.
PET RULES

WHEREAS, the Board of Directors of the Pioneer Hills Owners Association, Inc., is Empowered to govern the affairs of the Association (Association Bylaws, Article V, Section 5.1 and Declarations, Article 4, Section 4.11), and

WHEREAS, the Board of Directors of the Pioneer Hills Owners Association, Inc., is charged with the Duty to further the common interests of the Members (Association Declarations, Article 4, Section 4.1), and

WHEREAS, the Board of Directors of the Pioneer Hills Owners Association, Inc., is charged with the Duty to care for and maintain the property in a safe, attractive and desirable condition for the use and enjoyment of the Owners (Association Declarations, Article 4, Section 4.3).

NOW THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following Rules governing pets and pet owners in Pioneer Hills Owners Association.

The Community Declarations for Pioneer Hills, filed with the Arapahoe County Clerk and Recorder on October 11, 2006 as Reception B6145436, and updated a number of times since then includes the following.

11.4. Household Pets. No animals, livestock, birds, poultry, reptiles or insects of any kind shall be raised, bred, kept or boarded in or on the Privately Owned Sites; provided, however, that the Owners of each Privately Owned Site may keep a reasonable number of dogs, cats or other domestic animals which are bona fide household pets, so long as such pets are not kept for any commercial purpose and are not kept in such number or in such manner as to create a nuisance to any resident of the Privately Owned Sites. A reasonable number shall mean an aggregate of not more than three (3) dogs, cats, or other domestic animals within a Single Family Lot or two (2) dogs, cats or other domestic animals within a Townhome Lot, unless a greater number is approved in writing by the Board. The Association shall have, and is hereby given, the right and authority to determine in its sole discretion that dogs, cats or other household pets are being kept for commercial purposes or are being kept in such number or in such manner as to be unreasonable or to create a nuisance, or that an Owner is otherwise in violation of the provisions of this Section, and to take such action(s) as it may deem appropriate to correct the same. An Owner's right to keep household pets shall be coupled with the responsibility to pay for any damage caused by such pets, as well as any costs incurred by the Association as a result of such pets as a Reimbursement Assessment and any such costs and damages shall be subject to all of the Association's rights with respect to the collection and enforcement of Assessments. Any Owner who owns a pet shall obtain liability insurance specifically providing personal liability coverage for his or her pet's vicious acts

and shall provide to the Association a certificate of insurance or other evidence that this coverage is in place upon request by the Association.

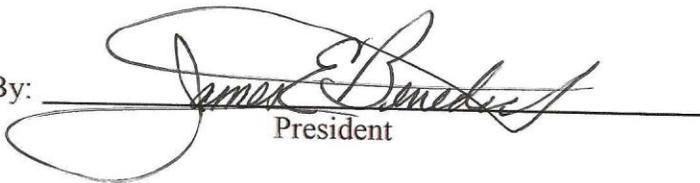
The following augments and is in addition to Article 11.4 of the Declarations.

An Owner's right to keep household pets is coupled with the following:

1. Responsibility for immediate collection and proper disposal of animal waste on the common elements and limited common elements in the community;
2. Responsibility for the timely and not less than weekly collection and proper disposal of animal waste on homeowner's property;
3. Owners shall comply with applicable leash laws;
4. Owners shall not leave dogs or other animals unattended except within the backyards of the single family homes;
5. Owners may not tie up or otherwise restrain animals outside any dwelling unit;
6. Pet enclosures are not permitted in Townhome Neighborhoods;
7. Dog runs are not permitted;
8. Approval by the Architectural Review Committee for all outdoor pet houses;
9. Pet houses may not be visible above the fence line;
10. Pet houses must be compatible with the home in material and color, and installed in the back yard only;
11. Chicken wire and chain link material are NOT permitted anywhere in the community.

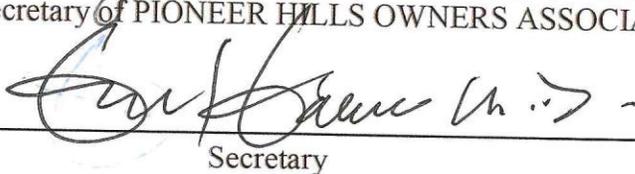
PIONEER HILLS OWNERS ASSOCIATION, INC.

By: _____


President

This Resolution regarding Pet Rules was adopted by the Board of Directors on the 31st day of February, 2019, effective on the 31st day of February, 2019 and is attested to by the Secretary of PIONEER HILLS OWNERS ASSOCIATION, INC.

By: _____


Secretary