

THE VILLAS AT WALTON CREEK AMENDED PET RULES AND REGULATIONS

Amended, May 2004

Upon acquisition of a unit at the Villas at Walton Creek, all pet owners must register their pets. A Pet Registration Form must be completed and sent to the Villas at Walton Creek Owner Representative. Failure to register your pet(s) will result in a \$50.00 fine.

Each unit owner may maintain upon the premises not more than two dogs, or one dog and one cat, or two cats. Short and long term rental tenants are not allowed pets; any violators are subject to eviction. It is the responsibility of the unit owner and/or their management company to inform renters of the Pet Rules and Regulation.

Pet owners or their designated pet sitter are responsible for picking up after their pets immediately year-round. Pet waste bags are provided at each dumpster for waste removal and disposal.

Pets are not to be left unattended on a deck or patio at any time.

Pets are not allowed to be left in vehicles for any period of time.

Pets are not to be tied to any common area (including patios and decks).

Garage, deck and patio doors are not to be left ajar for pets.

All pets are subject to Steamboat Springs Municipal Code. They must be leashed and under control in the common areas and shall under no circumstances be allowed to run unattended.

Pets shall not cause a nuisance or disturbance (i.e. barking, running loose, excrement not picked up and disposed of immediately).

A pet must not be allowed to damage any of the landscaping.

Any complaints regarding the maintenance of pets, the noise generated by pets, the inconvenience to other unit owners caused by pets shall be directed to the Mountain Resorts Owner Representative or to the Villas at Walton Creek Association Board of Directors. All pet owners are subject to the following Complaint and Fine Procedure.

Pet Complaint and Fine Procedure

1. Complaints should be called to Steamboat Springs Animal Control via the Police Department (879.1144) and to Mountain Resorts (879.3700).
2. Mountain Resorts will maintain a log of all calls. Calls will be documented cumulatively.
3. All callers will be asked to provide location (unit number) of pet owner (if possible), a description of the problem, description of the pet and any other information to correctly identify the owner of the pet. Employees of the Managing Agent are authorized to file complaints.

First Offense: A letter of violation will be forwarded to the owner and the Management Company shall place a courtesy phone call to the unit.

Second Offense: A notice of a \$200.00 fine will be forwarded to the owner and the Management Company will post the fine on the owner's homeowner's association statement.

Third Offense: A notice of a \$200.00 fine will be forwarded to the owner and the Management Company will post the fine on the owner's homeowner's association statement.

Fourth Offense: The Villas at Walton Creek Board of Directors reserves the right to have the pet permanently removed from the property.

A lien can be placed on the property if fines are not paid within two months of issuance.

In instances where damage has been noted to have been caused by any pet, the owner of the unit where the pet is maintained shall be assessed for all costs associated with damage to the Common Areas and in enforcing this rule.

Any unit owner who keeps a pet shall indemnify and agree to hold the Association free and harmless from any loss, claim or liability of any kind arising from keeping the pet within the unit or common areas.

All residents and owners of the Villas at Walton Creek condominiums are additionally authorized by the Board of Directors to contact Steamboat Springs Animal Control officer and report any dog loose on the Common Area and ask that the dog be removed from the Villas property.