

**RESOLUTION OF
CHAPPARAL 480 HOMEOWNERS' ASSOCIATION
CLARIFYING "DOMESTIC HOUSEHOLD PETS"**

SUBJECT: Clarifying acceptable pets within the Chapparral 480 community.

PURPOSE: To adopt a standard policy concerning pets in the Chapparral 480 community.

AUTHORITY: The Declaration, Bylaws, Articles of Incorporation of the Association, and Colorado law.

EFFECTIVE DATE: December 12th, 2011

RESOLUTION: The Association hereby adopts the following Resolution clarifying the definition of "domestic animals" and "domestic household pets" as used in the Association's Declaration:

1. Article VI, Section 4 of the Declaration states no "non-domestic animals" shall be raised, grown, bred, maintained or cared upon any Lot other than as hereinafter provided; ... However, the term "domestic animals" is not defined in the Declaration.

2. The Board hereby adopts a definition of "domestic animals" and "domestic household pets" as follows: Subject to the remainder of this paragraph, domestic animals are defined as dogs, cats, and other animals typically sold in retail pet stores and are generally kept indoors as pets and are contained in the house or in an indoor cage, aquarium or similar enclosures (e.g. pet snakes, lizards, turtles, tortoises, salamanders, mice, guinea pigs, hamsters, rabbits, and pet birds such as parrots, parakeets, macaws, finches, and canaries), and predator birds kept in appropriate cages or enclosures, etc. Animals that are generally considered non-domestic, or as game, livestock or farm raised animals, or raised for food or breeding, including but not limited to, deer, elk, moose, bear, ducks, geese, cows, chickens, pigs, goats, llamas, ostriches, shall be considered as non-domestic animals and prohibited. Likewise, animals other than dogs and cats, generally kept outdoors for all or a majority of the

day, shall be considered non-domestic animals and prohibited. Other animals do not constitute "domestic household pets" and may not be kept in the community, except horses as allowed in the Declaration.

3. Pets may not be kept for any commercial purposes.

4. All pets shall be kept under strict control of the owner at all times while outside. Strict control shall mean on a leash, kenneled, or within a fenced-in yard/area.

5. Owners are responsible for cleaning up after their pets.

6. Owners are responsible for any damage caused by their pets.

7. The provisions of this Policy 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 community.

8. The Board may deviate from the discretionary procedures (those procedures not required by the governing document) set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.

9. This Policy may be amended from time to time by the Board of Directors.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of the Association certifies the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on December 12, 2011, and in witness thereof, the undersigned has subscribed his name.

CHAPPARAL 480 HOMEOWNERS' ASSOCIATION,
A Colorado nonprofit corporation

By:  President