

NORTHGATE CONDOMINIUM ASSOCIATION

Resolution 08-1
(Replaces Resolution 04-2)

- SUBJECT:** Regulation of Dogs
- PURPOSE:** The purpose of this resolution is to enforce provisions of the Condominium Declaration relating to Dogs. This includes dogs being kept in a residence or on any portion of the property known as Northgate Condominium Association.
- AUTHORITY:** Articles 4.1, 5.3, and 6.3 of the Amendment and Restatement of the Condominium Declaration of the Northgate Condominium Association; Article 6.1 of the Bylaws of Northgate Condominium Association. Chapter 6.1 of the City of Boulder Code, www.colocode.com/boulder2/chapter6-1.htm.
- RULE:**
- 08-1.1 Dogs shall not run at large on the property nor on any property abutting the Association property, but shall be on a leash at all times when outside the unit, including, but not limited to, parking areas, walkways, sidewalks, driveways, and other common elements. The leash shall be in the hand of a person, as well as on the dog.
- 08-1.2 Dogs shall not litter the Association property or any property abutting the Association. The Owner shall be responsible for immediate "poop scooping" and its proper disposal in a toilet or trash container with a lid. If a disposal company has to be hired to clean up after a pet, the Owner of the unit may be assessed the cost of the cleanup.
- 08-1.3 Dogs shall not be allowed to create a nuisance by barking, howling, whining, etc., behaving in an aggressive manner, or otherwise causing an inconvenience to residents.
- 08-1.4 Dogs shall not be tied or tethered by any method to any part of the common elements or limited/restricted common elements. This includes, but is not limited to, all patios, decks, fences, buildings, trees, shrubs, walls or gates within the Association grounds. Limited/restricted common elements, i.e. decks and patios, shall not be used as pet runs.
- 08-1.5 The Owner of the unit where a dog resides that is in violation of any of the above will be assessed a fine, and any cost of repair of damage caused by the household pet together with the cost of collection to include, but not limited to, attorney's fees.

ENFORCEMENT: These provisions shall be enforced in accordance with the provisions of the Condominium Declaration of the Northgate Condominium Association and the City of Boulder. All Owners were mailed a copy of this resolution upon its revision. This resolution can also be found on the Northgate Condominium Association website, www.ournorthgatecondos.com.

First Offense within a two-year period, beginning with the date of the offense: The unit Owner will be notified in writing of the rules' violation of the dog residing in his/her unit, given a copy of this resolution, and will be assessed the cost to repair damages caused by the dog. The fine is \$100. The Owner may request a hearing with the Board of Directors by contacting the property manager.

Second Offense within a two-year period from the occurrence of the first offense: The unit Owner will be notified in writing of the rules' violation of the dog residing in his/her unit, given a copy of this resolution, and will be assessed the cost to repair damages caused by the dog. The fine is \$200. The Owner may request a hearing with the Board of Directors by contacting the property manager.

Third Offense, and subsequent violations, within a two-year period from the occurrence of the first offense: The unit Owner will be notified in writing of the rules' violation of the dog residing in his/her unit, given a copy of this resolution, and will be assessed the cost to repair damages caused by the dog. The fine is \$500. The Owner may request a hearing with the Board of Directors by contacting the property manager.

NOTICE: Notice of the provisions of this resolution shall be made by mailing a copy of the resolution to each Owner at the address shown on the records of the Association at the time of the adoption of the resolution, posted to the Northgate Condominium Association website, and by making this resolution a part of the Rules and Regulations of the Northgate Condominium Association.

EFFECTIVE DATE: This resolution shall become effective upon delivery to the owners, as indicated above.

Adopted this 29th day of October 2008, by the Board of Directors of the Northgate Condominium Association.