

**POLICY OF BROOKWILLOW VILLAGE HOMEOWNERS ASSOCIATION, INC.
REGARDING HOUSEHOLD PETS**

SUBJECT: Adoption of a policy related to pets in the Brookwillow Village community (the “Community”).

PURPOSE: To provide notice to Owners of the adoption of a Policy concerning pets in the Community.

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

EFFECTIVE DATE: August 18, 2025

WHEREAS, Article IX, Section 5 of the Declaration provides that household pets are permitted as long 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 any of the Units, based on the sole discretion of the Board; and

WHEREAS, Article X, Section 2(c) of the Declaration provides that the Board of Directors may make and amend reasonable rules and regulations governing the use and operation of the Community; and

WHEREAS, the Board of Directors deems it to be in the best interest of the Association and its members to establish reasonable requirements for the keeping of dogs, cats and other household pets in order to provide a safe, enjoyable and sanitary environment for the Owners, guests, renters and the public and to promote the recreation, health, safety and welfare of the residents of the properties subject to the Declaration and to further preserve and protect the values of the properties subject to the Declaration.

NOW, THEREFORE, BE IT RESOLVED THAT the following rules regarding the keeping of pets within the Community are hereby adopted:

1. Household Pets. No animals, livestock, poultry or insects, of any kind shall be raised, bred, kept or boarded in or on the Community except that domesticated dogs, cats, birds, reptiles or fish may be kept in any Unit in accordance with Article IX, Section 5 of the Declaration, applicable laws, ordinances, regulations and this Policy.
2. Rental Units. Owners who rent their Unit are responsible for communicating this Pet Policy to guests who rent/use their Unit.
3. Leash Restrictions. Pets shall not be permitted upon the Association’s Common Elements unless accompanied and under the control of the pet owner or other responsible person. When in common areas pets must be leashed or caged.

4. Waste Removal. Pet owners are responsible for the immediate removal and proper disposal of animal waste from Common Elements, and Limited Common Elements, including Unit front yards and patios.
5. Damage/Injury. Pet owners (or the relevant Unit Owner if different) are responsible for any property damage, injury or disturbances their pet may cause or inflict.
6. Noise. All pet owners are required to maintain an acceptable noise level in regard to their pet(s) so as not to disturb other residents.
7. Supervision Required. Pets shall be supervised and under the control of its owner at all times. Pets shall not be left unattended outside the Unit, including Limited Common Element patios, private entryways or porches adjacent to a Unit.
8. Common Elements. No pet may be leashed to any stationary object on the Common Elements.
9. Nuisance. No pets may be kept that create a nuisance. The following shall be grounds for complaint and possible finding of a nuisance:
 - a. Pets running at large.
 - b. Pets damaging, soiling, defecating on or defiling any private property (other than that of such pet's owner) or the Common Elements unless immediately remedied.
 - c. Pets causing unsanitary, dangerous, or offensive conditions.
 - d. Pets making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the Property. Noise from a constantly barking dog should be reported to management for follow-up and action
 - e. Causing or allowing any pet to molest, attack, or otherwise interfere with the reasonable freedom of movement of persons on the Common Elements, to chase vehicles, to attack other pets, or to create a disturbance in any other way, including scaring other residents.
 - f. Using a vehicle as a kennel or cage.
 - g. Such other behavior as the Board determines creates a nuisance.
10. Aggressive Pets. Aggressive or vicious pets are prohibited. An aggressive pet is a pet deemed by the Board of Directors to be aggressive. In considering the issue, the Board will consider actions by the pet including, but not limited to, the pet approaching a person in a vicious, threatening, or terrorizing attitude of attack; the pet biting, clawing, or attempting to bite or claw any person or other animal; and/or other aggressive behavior by the pet.

11. Enforcement. The rules set forth herein will be enforced pursuant to the Association's Enforcement Policy and will be enforced against the Owner of the relevant Unit and possibly the pet owner (as may be applicable and appropriate).
12. Definitions. Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
13. Supplement to Law. 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.
14. Deviations. The Board may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.
15. Amendment. This Policy may be amended from time to time by the Board of Directors.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of Brookwillow Village Homeowners Association, Inc., a Colorado nonprofit corporation, certifies the foregoing Policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board on August 18th, 2025 and in witness thereof, the undersigned has subscribed their name.

**Brookwillow Village Homeowners Association,
Inc.,** a Colorado nonprofit corporation

By: Eric J. Anderson
Its: President