

## Sopris Creek Meadows

### Dog Owner Guidelines

As Adopted by Homeowners August 3, 1992

1. No dog shall be chained outside at any time.
2. No dog poop shall be left in any yard or on any common land. Dog owners shall be responsible to monitor all common land and residential land.
3. Dogs shall not be allowed to be a noise disturbance.
4. Dogs shall not wander around the common land or around owners unit. Dogs shall be under direct supervision at all times.
5. Dogs shall not act in a threatening manner.
6. One dog shall be approved by the Board per unit.
7. A dog that is kept outside must be kept within a fenced area.
  - Fence must be within the property line of the owners unit.
  - Fence must be reviewed and approved by the Board before being built.
  - Fence must be six feet tall.
  - Fence cannot be chain link or metal.
  - Fence must be built within a time frame set by the Board
  - Fence must be maintained by the owner as per the covenants for the Sopris Creek Cabins.
8. No pit bulls, Rotweillers or Doberman Pinchers will be allowed as a resident pet.
9. A Dog doing any damage to common land or owners land will be the responsibility of said owner of dog to repair as directed by the Board in a timely manner. This will hold true for owners who have visitors with dogs.

The owners of the Sopris Creek Meadows are encouraged to handle the day to day interaction with their neighbors and dogs if that is the case. In the event the dog owners are not upholding their commitment to the guidelines, the Board of the Sopris Creek Cabins has the following authority:

One letter from the Board shall be written and given to the dog owner whose dog is a nuisance.

Upon the 2<sup>nd</sup> warning, the dog shall be removed.