

BURLINGAME RANCH AFFORDABLE HOUSING ASSOCIATION, INC.
("Master Association")

Rules and Regulations Pertaining to Animals within Burlingame Ranch

Pursuant to Article IX, Section 5 of the Declaration of Covenants, Conditions and Restrictions of Burlingame Ranch Affordable Housing Subdivision (the "Master Declaration"), dogs and cats are prohibited at Burlingame Ranch. Exceptions to this prohibition will only be made to afford reasonable accommodations to persons with disabilities, pursuant to state and federal Fair Housing Act requirements and such rules, regulations, policies and procedures adopted by the Board of Directors of the Master Association from time to time (the "Board").

All owners of Lots or Units at Burlingame Ranch ("Owners") must at all times comply with the following rules for any animal within such Owner's possession, custody or control and such Owner's visitors' possession, custody or control, in addition to any and all requirements of the City of Aspen Municipal Code and other applicable ordinances, laws and regulations governing pets.

Cats:

1. Each Owner shall keep not more than two indoor cats within its Unit or Lot.
2. Cats which are found outside an Owner's Unit or Lot shall be considered abandoned and will be subject to reporting by the Association to Animal Control and impoundment pursuant to Section 6.04.090 of the Aspen Municipal Code
3. All cats must wear an identity collar at all times at Burlingame Ranch.

Dogs:

4. No Dogs are permitted within Burlingame Ranch, unless each such dog is a registered "emotional assistance animal," as defined by the Fair Housing Act, as determined by the Board of Directors.
5. All dogs must be vaccinated and licensed by the City of Aspen annually pursuant to Section 6.08.030 of the City of Aspen Municipal Code. All dogs must wear City of Aspen license tags firmly affixed to their collar or harness at all times.
6. No Owner shall keep, possess or harbor a vicious dog in the Community. A vicious dog is a dog that unprovokedly bites or attacks human beings or other animals, or approaches any person in a vicious or terrorizing manner in an apparent attitude of attack.

7. All vicious dogs will be subject to reporting by the Association to Animal Control and potential impoundment or such other sanctions as set forth in Municipal Code Section 6.08.120.

Registration of Animals:

8. All dogs, cats and other household animals residing within the community must be promptly registered with the Board of Directors of the Association.
9. All prospective Owners who are planning to purchase a unit at Burlingame Ranch are encouraged to pre-register any emotional assistance animals with the Master Association and any sub-Association which applies to their prospective unit.

Noise/Nuisance:

10. All pets shall be required to be quiet and unoffensive to other Owners.
11. Any loud, persistent or habitual barking, howling, yelping, crying, scratching or other unreasonable noise caused by an animal will constitute a nuisance and any Owner permitting such nuisance to occur or continue will be subject to fines pursuant to the schedule of fines set forth in the Enforcement Policy of the Association.

Control:

12. All animals must be under the direct control and supervision of their Owners while outside an Owner's Unit or Lot. No animals may be hitched at any location in Burlingame Ranch outside of an Owner's Unit or Lot. Animals hitched in violation of this section will be subject to removal.
13. Any animals running at large within the Community will be subject to reporting by the Association and potential confinement by the Aspen Animal Control pursuant to Municipal Code Section 6.04.020.
14. All Owners must keep their dogs on a leash of sufficient strength to completely restrain the dog no longer than ten (10) feet in length at all times when outside of such Owner's unit, in compliance with City of Aspen municipal Code Section 6.08.050. In addition to any penalties imposed by the City of Aspen, any Owner who permits any animal as defined herein to run at large within the community will be subject to fines pursuant to the schedule of fines set forth in the Enforcement Policy of the Association.

Animal Waste and Damage:

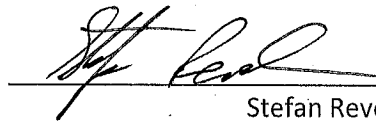
15. Any Owner having ownership, possession, custody or control of any animal, or having visitors with possession, custody or control of any animal, shall be responsible for the immediate removal and sanitary disposal of any excreta deposited by any such animal upon any Common Elements or other property or improvements within Burlingame Ranch.
16. In the event that animal waste is not promptly cleaned up, or in the event the waste or continued excretions or other activities of the animal causes damage to any portion of the Common Elements of the Community, including grass, landscaping, hardscaping, buildings or other improvements, all costs necessary to repair such damage or replace such destroyed landscaping, grass or other improvements, will be assessed to the Owner of the Unit harboring such animal, and such Owner will be subject to fines pursuant to the schedule of fines set forth in the Enforcement Policy of the Association.

Owner Complaints

17. Except in an emergency situation when dealing with a vicious animal (in which case the Owner should call 911), any Owner concerned because another Owner is not following these Rules or the applicable City of Aspen Municipal Code requirements is encouraged to take the following actions, in the following order:
 - a. Talk to the dog's Owner. Many problems can be resolved quickly and easily without involving the City or the Association.
 - b. If the Owner refuses to comply, report the problem to the Pitkin County Animal Safety Officer: ReRe Baker (e-mail: rere.baker@pitkinsheriff.com) 920-5300.
 - c. If neither of the above actions solves the problem, report the problem to the Master Association and any applicable Sub-Association, using the Complaint Form attached hereto. The Master Association will investigate the situation, and will levy fines on the offending party if warranted and necessary, subject to any hearing process required by the Declaration, Rules and Policies of the Association. All Complaint forms should include the following:
 - i. The name and unit number of the complaining unit Owner.
 - ii. The name and unit number of the offending Owner.
 - iii. A concise description of the offense, including date, time and location of the offense.

- iv. When possible, a dated photograph of the offending animal, along with photos, videos, or sound recording of any infractions, i.e. cat outside, dog off leash, dog barking, excrement in Common Area, causing other damage or disturbance, etc.
- v. Any other detailed information that you think would be helpful to the Board in resolving the Complaint.

The undersigned, as Secretary of Burlingame Ranch Affordable Housing Association, Inc., hereby attests that the foregoing Rules and Regulations regarding Animals were duly adopted by the Board of Directors of the Master Association at a regular meeting held on the 4th day of March, 2015


Stefan Reveal, Secretary