



## **Pets and Parking Policy**

**Subject:** Adoption of a policy for enforcement of covenants, rules and regulations for owners and rental guests at Black Bear.

**Purpose:** To adopt a policy outlining rules and regulations for owners and rental guests at Black Bear.

**Authority:** The Declaration, Bylaws and Articles of Incorporation of the Association and Colorado law. In accordance with section 2.2, 5.1 and 5.2 of the Association's Bylaws and 3.6, 3.9, 4.3 and 8.4 of the Declaration of Covenants and Restrictions & Article 2 of the Articles of Incorporation.

**Effective Date:** February 19, 2021

**Resolution:** The Association hereby adopts the following guidelines for owners and rental guests:

1. Pets. Owners and rental guests are required to maintain all common areas when pets are outside. There are three dog stations at Black Bear that provide doggy bags. Owners and rental guests are required to have pets on-leash at all times and to pick up after their pets. Failure to have pets on-leash and/or pick up and dispose of waste will result in the owner being fined based on the following schedule:
  1. First Offense - \$25
  2. Second Offense - \$50
  3. Third & Reoccurring Offenses - \$100

2. Parking. No owner or rental guest shall park on Limestone Court, Lost Miners or Travertine Trail. Additionally, no owner or rental guest shall park in another owner's driveway. The Association reserves the right to remove or tow away any vehicles, trailers, recreation vehicles (RVs), and campers that are parked within or on the road. Towing expenses will be charged to the responsible owner per section 3.6 of the Declaration of Covenants and Restrictions for Black Bear Townhomes:

"All parking for any vehicles must be on designated driveways within Lots, on the Limited Common Elements, or in provided parking spaces. No parking shall be permitted on Roads. Owners shall undertake good faith efforts to prevent vehicles that are owned by, under control of, or invited by a Lot Owner to be loaded, unloaded, or parked on the Roads. The Association shall have the right to remove or tow away any vehicle that is parked within or on the Road. The cost for any removal or towing shall be charged to the responsible Owner."

3. Amendment. This policy may be amended at any time by the Board of Directors.

**Fines:** The Association can also apply fines in accordance with the adopted Enforcement of Covenants and Rules Policy.

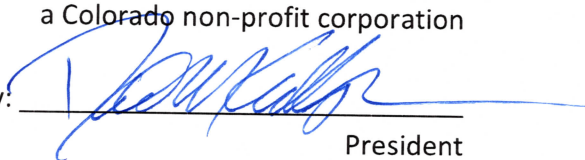
**President's Certification:**

The undersigned, being the President of the Black Bear Townhomes Owners Association, Inc., a Colorado non-profit corporation, certifies that the foregoing policy and procedures were adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on the 19<sup>th</sup> day of February, 2021, and is witness thereof, the undersigned has subscribed his/her name.

**Black Bear Townhomes Owners Association, Inc.**

a Colorado non-profit corporation

By: \_\_\_\_\_



President