

# Telluride Lodge Homeowners Association

## PET POLICY

Effective January 2007

The Telluride Lodge permits ownership of pets under the following rules and conditions. The goal of this policy is to encourage neighborly and responsible behavior by pet owners. Owners are held responsible for properly managing, training and supervising their pets. Pets of any size, age and breed can be the subject of complaints. The Telluride Lodge encourages responsible pet-owning residents to set good examples as well as share advice in a non-confrontational manner with pet owners who don't exercise responsibility.

### **Restrictions**

1. Pets shall not be kept, bred or used for any commercial purposes.
1. Pets must be confined to the pet owner's unit, must not be allowed to roam free, and may not be left unattended in any common area. Owners must accompany their pet when it is outdoors and shall keep dogs on leash or under voice control at all times when outside the owner's unit.
1. Owners shall pick up immediately after a pet defecates. The securely bagged pet droppings shall be discarded in the trash dumpsters located in the breezeways. There will be pet pick-up bags in all breezeways to assist owners with this responsibility. However, in the event that there are no pick-up bags stocked, this does not relieve owners of the obligation maintain a clean area.
1. Pet owners are responsible for any damage to the common elements caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of each pet owner.
1. No pet shall be allowed to become a nuisance or create any unreasonable disturbance as determined by the Town of Telluride Codes, or the Telluride Lodge Board of Directors. Examples of nuisance behavior for the purposes of this paragraph include but are not limited to the following:
  - a. Personal injury (to humans or other pets) or property damage caused by unruly behavior.
  - b. Any barking that is offensive to neighbors must be stopped immediately and not allowed to continue. This is pertaining to the Town of Telluride Code 6.08.070b (*Barking, Trashing or Threatening Dogs: Peace officers are authorized to impound any dog which is barking, trashing or engaging in threatening behavior, in violation of Section 6.12.040, unless the owner*

*of the dog immediately exercises sufficient control over the dog so that the officer is assured that such behavior will not continue.)*

- c. Pets in common areas that are not under the complete control of a responsible human companion.
  - d. Animals who relieve themselves on walls or floors of common areas.
  - e. Animals who exhibit aggressive or vicious behavior.
  - f. Pets who are conspicuously unclean or parasite infested.
2. Feeding, caring for, or otherwise aiding stray animals is prohibited. Injured or stray animals shall be reported to the municipal Animal Control Services.
  3. Pet owners shall indemnify the Board of Directors and the Homeowners Association and hold it harmless against loss or liability of any kind arising from their pet(s).
  4. A pet shall be defined as a cat or dog. All other pets require written approval from the Board of Directors.
  5. Ownership of a second pet will be subject to Board approval (see Application/Screening sections below.) Board approval will not be arbitrarily withheld.
  6. Pets shall be permitted only to owners and their immediate family. Renters, tenants and guests of owners are not permitted to harbor a pet at the Telluride Lodge under any circumstances. A \$100.00 fine per day will be charged to the unit owner for renters found harboring a dog.
  7. All owners shall register all animals with the Homeowners Association. Registration shall be made in writing by completing and signing a pet registration form and submitting it to the Board of Directors. Owners shall also notify the Board of pets no longer residing at the Lodge.
  8. From hereon, pet owners shall be required to pay an annual flat non-refundable fee in the amount of \$50.00 for the first dog and \$100.00 for the second dog.
  9. Owners shall not, under any circumstances, harbor a pet which exhibits violent or aggressive behavior to humans or other pets, as determined by the Town of Telluride Code 6.08.070b and/or the Board of Directors.

### **Screening/Registration**

Pet owners must have all pets licensed by the Town of Telluride.

### **Complaints, Violations & Enforcement**

1. It is the responsibility of all owners to ensure that the Lodge policies are maintained. Any owner, resident or managing agent personnel observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance.
2. Owners may notify in writing to the Telluride Lodge Management to inform them of any violations or nuisance behavior that they witness.
3. If the complaint is not satisfied voluntarily, it must be put in writing, signed and presented to the Board of Directors. If the Board is in agreement with

such complaint, the pet owner will receive written notice of the violation (warning issued).

4. The Board of Directors may require the permanent removal of any pet within three (3) days if such pet is determined by the board to be a nuisance or a danger to the complex and it's residents. The Board may not act arbitrarily to cause such a removal. The Board will, to the greatest extent possible, involve municipal animal control services to intervene in making a determination to require the permanent removal of a pet. If so determined, the pet owner will have three (3) days to remove the pet from the premises. In such case, during this period, the owner must strictly maintain the pet on a short leash (6 feet maximum) with a muzzle over the pet's jaws at all times that the pet is outside the owner's unit.

**TELLURIDE LODGE PET APPLICATION/REGISTRATION FORM**

I, \_\_\_\_\_, owner of unit(s) \_\_\_\_\_,  
hereby notify the Board of Directors that I own the following pet(s) that will reside at the  
Telluride Lodge on a **full time** / **part time** (select one) basis:

PET 1:

NAME OF PET: \_\_\_\_\_

DOG \_\_\_\_\_ OR CAT \_\_\_\_\_ (CHECK ONE)

BREED OF PET: \_\_\_\_\_

AGE OF PET: \_\_\_\_\_

GENDER: MALE \_\_\_\_\_ OR FEMALE \_\_\_\_\_ (CHECK ONE)

COLOR: \_\_\_\_\_

PET 2:

NAME OF PET: \_\_\_\_\_

DOG \_\_\_\_\_ OR CAT \_\_\_\_\_ (CHECK ONE)

BREED OF PET: \_\_\_\_\_

AGE OF PET: \_\_\_\_\_

GENDER: MALE \_\_\_\_\_ OR FEMALE \_\_\_\_\_ (CHECK ONE)

COLOR: \_\_\_\_\_

I have received a copy of the Telluride Lodge Pet Policy and I agree to abide by the  
rules contained therein. I further agree to abide by the municipal codes of the Town of  
Telluride regarding companion animals.

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_