

# NOTICE

## Abbreviated Rules and Regulations Regarding Pets

1. All Pets must be registered with the Association prior to bringing a Pet on the Premises.
2. TENANTS ARE NOT PERMITTED TO HAVE PETS.
3. The Unit Owner is responsible for paying a \$55 pet application fee at the time the application is submitted. If the application is approved, the property management company shall notify the Unit Owner in writing and the Unit Owner shall be responsible for paying a \$25 monthly fee for each month the pet is on property.
4. No Unit may have more than one (1) Pet.
5. Exotic pets such as snakes are strictly prohibited.
6. **Except when within a Unit, a Pet must be under Complete Control at all times, by leash no more than eight feet (8') in length or by pet carrier.**
7. Pets must be spayed or neutered.
8. No Pet shall be left unattended outside a Unit or without adequate, direct supervision.
9. No Pet shall constitute a Nuisance.
10. No Pet may be leashed or tethered to any stationary object on the Common Elements.
11. Pet owners shall immediately remove and dispose of Pet excrement in the Association's pet pots located at the entrance to the building on Vail View Drive.

### Number of Pet Violations in 12 Month Period Fine Amount

- **First violation \$50**
- **Second violation \$75**
- **Third violation \$100**

The Hearing Committee may impose additional fines without regard to the schedule set forth above for Habitual Offenders, Continuing Violations, Willful and Wanton Violations.

Failure of a tenant to comply with Association Rules and Regulations, shall be a default under the lease enforceable by the Association, whether or not the lease contains such a provision.

**PLEASE REPORT VIOLATIONS TO**

**VAIL MANAGEMENT COMPANY AT (970) 476-4262**