

**RESOLUTION
OF THE
HIGHLANDS AT STONEGATE NORTH CONDOMINIUM ASSOCIATION**

SUBJECT: Revised Rule and Fine Schedule Regarding Removal of Pet Waste

PURPOSE: To provide notice of the Association's adoption of a revised rule and fine schedule for the immediate removal of pet waste from Common Elements.

AUTHORITY: The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law.

EFFECTIVE DATE: FEBRUARY 12, 2009.

RESOLUTION: The Association hereby gives notice of its adoption of the following Resolution:

1. The fourth rule in Article VII Section A of the Rules and Regulations effective August 2004 is amended to state:

No pet shall be allowed to damage the grass, tree, shrubs, or any other portion of the Common Elements. Owners shall be responsible for immediately cleaning up all pet waste on the Common Elements, including walkways, landscaped areas, and other areas around the buildings and grounds. Solid waste shall be placed immediately in the dumpster. Owners are encouraged to carry a water bottle while walking pets in order to dilute urine to prevent damage to landscaping. Failure to comply with this rule will result in the following fines and Individual Assessments:

First violation:	Warning letter
Second violation:	\$250 fine following notice and opportunity for a hearing; Individual Assessment for the cost of any damage to the Common Elements following notice and opportunity for a hearing.
Third violation:	Permanent removal of the pet from community pursuant to Article Six, Section 6.3 of the Declaration, following notice and opportunity for a hearing.

2. The fifth rule in Article VII Section A of the Rules and Regulations effective August 2004 is deleted.

