

PET INFORMATION/RESIGTRATION

Homestead in Grand Junction CC&Rs address pets in the complex as shown below:

Section 12.7. Animals and Pets. No animals of any kind shall be kept, raised or bred on a any portion of the Project, except not more than two dogs, cats or other interior confined household pets having a combined weight of no more than 65 pounds may be kept by an Owner. The rules and regulations may regulate, permit or prohibit the kind and number of such pets from time to time.

12.7.1 Containment. Household pets, such as dogs and cats, must be contained in a Unit or on the deck or patio that is assigned to a Unit as a Limited Common Element. Such pets may not be permitted to run at large at any time.

12.7.2 Leashes. Pedestrians within the Property who are accompanied by pets permitted under this Declaration must have the pets under the pedestrians' direct control by use of a leash not to exceed 10 feet in length.

12.7.3 Noise. Owners of pets on the Property will be required to take all steps necessary to control barking or other disturbances caused by their pets.

Section 12.17 Leasing. An Owner shall have the right to lease the Unit, subject to the condition that the Owner shall be liable for any violation of the Project Documents committed by the Owner's tenant, without prejudice to the Owner's right to collect any sums paid by the Owner on behalf of the tenant. Any lease of a Unit must be in writing, must be for an initial term of not less than six months, and must be subject to the requirements of the Project Documents. Supplementing Section 12.7, no tenant will be permitted to bring pets to the Project.

Additionally, Homestead Rules and Regulations have further information on pets in the complex and details enforcement of those rules. Those rules are below:

PET RULES – (Category A & B violations pertain)

1. ALL COUNTY AND CITY ORDINANCES PERTAINING TO ANIMALS SHALL BE ENFORCED IN ALL AREAS OF THIS CONDOMINIUM COMPLEX
2. No tenant will be permitted to bring pets to the project.
3. Any expense incurred as a result of damage by an animal to any condominium property, real or personal, shall be borne by the animal's owner.
4. ALL DOGS THAT ARE NOT HAND HELD MUST BE KEPT ON A LEASH AT ALL TIMES WHEN IN THE COMPLEX COMMON AREA.
5. If a pet is curbed within the complex it is the owner's responsibility to clean up the pet waste. Pet owners may not allow pets as a general rule to urinate or defecate on patios or balconies.
6. Any instance of pet waste on patios or balconies that occurs as the result of an accident must be cleaned up immediately so that the odor does not disturb other owners.
7. Hosing off waste from patios or balconies is not permitted if the water carries the waste into the Common Area or onto the property of another owner.

FINES WILL BE BASED UPON THE VIOLATION CATEGORY DESIGNATION

CATEGORY A [# of pets in excess of allowed; pets not contained to the unit, deck, or patio; pets not on leash; pets causing a disturbance]

- 1st Offense - Written warning
- 2nd Offense - \$25.00 fine for the same violation
- 3rd Offense - \$50.00 fine for the same violation
- 4th Offense - \$100.00 fine for the same violation

CATEGORY – B [tenants having pets]

- 1st Offense – Written warning
- 2nd Offense - \$50.00 fine for the same violation
- 3rd Offense - \$100.00 fine for the same violation
- 4th Offense - \$200.00 fine for the same violation
- 5th Offense - \$400.00 fine for the same violation and probable legal action

In order that these requirements are met and enforced properly, the HOA is asking you to provide the following information for any and all pets in the complex. Failure to provide this information may result in Animal Control being contacted if a pet is not registered and it is found to be in violation of any the above restrictions.

PETS IN THE HOMESTEAD IN GJ COMPLEX

WHAT KIND OF PET? [type of dog or cat]	PET'S NAME	MESA COUNTY ANIMAL LICENSE #	PET OWNERS' NAME & CONTACT #

Owner signature: _____ Date: _____

This information is for Heritage Property Management & Board of Director's use only.