

After Recording Return To:

Palmyra Condominium Association, Inc.
c/o Full Circle HOA Management
560 Mountain Village Blvd., Suite 102B
Mountain Village, CO 81435

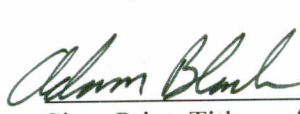
Pet Rules & Regulations
Palmyra Condominium Association, Inc.

The Board of Directors has established the following Rules and Regulations to promote a safe and pleasant environment at the Palmyra Condominiums. These Rules and Regulations amend and restate all prior Rules and Regulations concerning the same subject, and apply to all Owners, tenants, and their respective guests.

1. **Persons Who Can Keep Pets.** Owners, and tenants who have a written lease with an Owner with a term of thirty (30) days or longer, may keep normal household pets in their Unit, subject to these Regulations. All other persons and occupants are prohibited from keeping pets of any kind in a Unit or in the Community.
2. **Maximum Number of Pets.** The maximum number of dogs and cats per Unit is two (2) dogs or cats (any combination thereof) and the maximum number of total household pets is four (4).
3. **Restrictions and Requirements.**
 - a. The term "normal household pets" in this context excludes animals such as rabbits, ferrets, livestock, fowl, poultry, and wild animals.
 - b. Pets may not be kept for any commercial purpose.
 - c. Pets may not cause an unreasonable disturbance to other Owners and occupants, or to the owners and occupants of neighboring properties. Such unreasonable disturbance includes odor, vicious behavior, barking and noise.
 - d. No animal may be kept, bred or maintained for any commercial purpose.
 - e. The keeping of any pet shall be in accordance with all applicable laws, regulations and restrictions promulgated by the Town of Mountain Village.
 - f. No pet may be left unattended in the association's Common Areas.

- g. All dogs must be properly registered with San Miguel County and wear identifying tags at all times.
 - h. All dogs must be on a leash when in the association's Common Areas.
 - i. Owners and tenants are responsible for making sure pets' waste immediately picked up, regardless of season, weather or time of day.
4. **Owner Liability.** An Owner and an Owner's tenant shall be jointly and severally liable to the Association for violations of these regulations and for any damages caused by their pets.
5. **Enforcement.**
- a. The Board of Directors shall strictly enforce these regulations.
 - b. The Board of Directors has the following remedies in addition to any other remedies it may have at law or in equity, all of which remedies are cumulative:
 - i. The Board may require the pet to be permanently removed from the Community.
 - ii. Unattended animals are subject to removal by the Association, the Manager and/or Town of Mountain Village Animal Control Officer.
 - iii. Owners and tenants who violate these Rules and Regulations are jointly and severally subject to a fine by the Association of up to \$200 per incident per day as determined by the Board of Directors after at least ten (10) day's written notice of violation and an opportunity for a hearing before the Board of Directors. Owners are responsible for all fines imposed on their tenants and guests, plus collection costs, which may be assessed as a common expense against that Owner's unit.

The undersigned officer of the Palmyra Condominiums certifies that these Pet Rules and Regulations were properly adopted by Board of Directors at its 3/27, 2008 meeting.

 / Adam Black
Sign, Print, Title Director

3/27, 2008