

Evergreen Condominiums

Pet Policy

No animals or pets of any nature shall be allowed, kept or maintained at Evergreen Condominiums with the exception that each unit Owner whose name or names are on the deed (including partners in a partnership or other corporate representatives in the case of corporate ownership) or the Owner's immediate family (immediate family is defined as parents, children and/or their spouses and grandchildren), provided that the Owner or immediate family are in residence, may keep and maintain up to two (2) dogs or cats so long as each pet is not a nuisance, obnoxious or troublesome to any other unit Owner or occupant. The right to maintain up to two dogs or cats as herein set forth shall be subject to the following conditions and restrictions. Violations will be subject to fines assessed to the Condominium Unit Owner or Owners per Colorado laws and the governing documents of the Association.

- A. The Owner shall assume full responsibility and liability for any damage to persons or property caused by their pet. An additional cleaning fee may be charged to the Owner as applicable in the event the on-site Manager deems such fee(s) are necessary due to the extra time spent cleaning up after the pet (dog waste or other issues) either in the unit or in the common elements.
- B. Owners must be present when animals are outside of individual units and on Evergreen property.
- C. Guests, invitees and lessees of unit Owner shall not be permitted to keep or maintain any pets on the condominium property. Individual unit Owners shall not allow guests, invitees and lessees to keep pets. Short term guest/renters shall not maintain pets on the condominium property. If an Owner's guest or renter brings a pet (dog, cat) to the condo complex/unit, the Board authorizes the on-site Manager to provide the Owner's guest or renter along with the Owner a notice of violation to the pet policy. If after this notice the pet is not removed within 24 hours, the Owner of the unit, upon notice and an opportunity for a hearing, may be fined one hundred dollars (\$100.00) per day until the pet is removed.
- D. Subcontractors of unit Owners or managing company shall not maintain any pets on the condominium property.
- E. All dogs are required to be on a leash while on association property. Pets not on a leash will be reported to local authorities and will be subject to pick up and fines.
- F. Each pet owner is responsible for picking up their pets' waste.
- G. The right to keep or maintain a pet upon the condominium property is subject to revocation and termination by the Evergreen Board upon its sole determination that such pet is either vicious, annoying or a nuisance to other Owners or occupants. The Evergreen Board will notify an Owner in writing of the revocation of his or her right to have a pet on the condominium property and the reason(s) therefore.
- H. All Owners must notify the on-site Manager in writing before keeping or maintaining a pet upon the condominium property together with the dates of arrival and departure of the pet. A photo of the pet and the pet's name is to be emailed to the on-site Manager along with documentation of current shots/vaccines.

- I. The provisions of these rules and regulations shall be strictly enforced by the on-site Manager together with the Board of the Evergreen Condominium Association.**
- J. Exceptions to this policy may be made for service or support animals with proper documentation, in accordance with Federal law.**