

**RESOLUTION OF TRAILMARK HOMEOWNERS ASSOCIATION, INC.
REGARDING POLICY FOR RESTRICTIONS ON OWNING DANGEROUS DOGS**

SUBJECT: Adoption of a Policy with restrictions on Owners and Tenants housing dangerous dogs in the Community.

PURPOSES: To create a Policy restricting ownership of dangerous dogs.

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

EFFECTIVE DATE: MARCH 12th, 2024

RESOLUTION: TrailMark Homeowners Association, Inc., (“Association”) hereby adopts the following Policy for restrictions on the ownership of dangerous dogs:

1. **Scope.** Article 3, Section 3.12 of the Declaration allows Owners and Tenants to have a reasonable number of dogs, cats, fish, birds, or other domestic animals that are common household pets so long as they are kept in a manner as to not create a nuisance. The Board has the sole discretion to determine if any household pets are behaving unreasonably or creating a nuisance.
2. **No “Dangerous Dogs” Permitted.** Owners and Tenants must abide by the laws regarding dangerous dogs. Section 18-9-204.5 of the Colorado Revised Statutes makes it a crime to own or have any interest in, or control over, a dangerous dog. A “dangerous dog” is one that (1) injures or kills a person or domestic animal; or (2) demonstrates tendencies that would cause a reasonable person to believe that the dog might injure or kill a person or domestic animal; or (3) engages in or is trained for illegal animal fighting under 18-9-204 C.R.S. All Colorado laws, Jefferson County laws and local city ordinances will be strictly enforced against any dangerous dog.
3. **No Off-Leashing on Common Areas.** Any pets located on the Common Area must be leashed at all times and each Owner or Tenant shall be responsible to clean up after his or her pet.
4. **Definitions.** Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
5. **Supplement to Law.** The provisions of this Policy shall be in addition to and in supplement of the terms and provisions found in the Declaration and the law of the State of Colorado governing the Association.
6. **Survival.** In the event a court of competent jurisdiction finds a provision of this policy void or otherwise unenforceable, the other provisions shall remain in full force and effect.

7. **Deviations.** The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
8. **Amendment.** This Policy may be amended from time to time by the Board.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of TrailMark Homeowners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on the 12th of MARCH, 2024, and in witness thereof, the undersigned has subscribed his/her name.

**TRAILMARK HOMEOWNERS
ASSOCIATION, INC.,** a Colorado
nonprofit corporation

By: 
President