ALPINE MEADOWS PROPERTY OWNERS ASSOCIATION
POLICY RESOLUTION NO. 2025-1
PET POLICIES

Rules and Regulations Regarding Pets

WHEREAS, Article VI, Section 6.12 (A) of the Bylaws states that "The Board shall adopt policies of the Association which shall consist of such resolutions adopted by the Board of Directors that fulfill the purposes of the Association. Said policies will serve the membership and management as the statement of the specific objectives and purposes for which the Association exists;" and

WHEREAS, for the health, safety, welfare, comfort, and convenience of all Owners, the Board wishes to establish additional regulations for the keeping of pets;

NOW, THEREFORE, BE IT RESOLVED THAT the Board adopt the following pet policies:

I. GENERAL PET GUIDELINES

A. Number of Pets. A maximum total of three (3) dogs and/or cats and a reasonable number of other household pets (i.e., aquarium fish, caged birds, rodents and non-poisonous reptiles).

II. REQUIREMENTS AND RESTRICTIONS

Pets are not allowed on the Association's Open Space Lots unless they are with the Pet Owner or another responsible person and under their supervision. "Under the control" means pets must be leashed, wear an electronic collar and respond to it, or follow strict voice commands.

A. All owners or occupants with household pets must keep their animals restrained and under control on their property at all times to prevent causing a nuisance to others, or harassing or otherwise endangering wildlife.

B. Pet Owners are responsible for the immediate removal and proper disposal of animal waste on all properties and roadways.

C. The Owner of a property where a household pet is kept, along with the legal pet owner, shall be jointly and severally liable for any property damage, injury, or disturbances caused or inflicted by their pet.

D. All Pet Owners must keep their pet(s) at a reasonable noise level to avoid disturbing neighbors and causing a nuisance.

E. Pets must not be tied outside or left unattended, as they may become nuisances or interfere with pedestrian or vehicle traffic in or around any Property or Open Space area.

F. Contractors, sub-contractors, and any other individuals providing services to an Owner are not permitted to bring dogs into the Association.

G. Commercial breeding of pets or animals within the Association is prohibited.

H. Any reported incident of non-compliance that results in a violation of the rules and regulations outlined in this resolution will lead to a written warning for a first-time offense. After an opportunity for an oral or written hearing, second-time offenders may be fined $100.00; third-time offenders may be fined $200.00. Each subsequent violation will incur an additional $250.00 fine.

I. III. NUISANCES

The following shall be grounds for complaint and finding of a community nuisance:

A. Pets running at large.

B. Pets damaging, soiling, defecating on or defiling any private property (other than that of such pet's Owner) or the Open Space Lots unless immediately remedied.

C. Pets causing unsanitary, hazardous, or offensive conditions.

D. Pets that make noises loud enough to disturb other residents' rest or peaceful enjoyment of the Property. Continuous barking from a dog is considered a nuisance.

E. Causing or permitting any pet to molest, attack, or otherwise interfere with the reasonable freedom of movement of people on the roadways or Open Space Lots, to chase vehicles, attack other pets, or create a disturbance in any other way, including scaring other residents.

F. Vicious animals are strictly prohibited.

G. Such other behaviors as the Board determines create a nuisance. The Board shall have, and is hereby granted, the right and authority to decide in its sole discretion whether a household pet is a nuisance to other Property Owners or Occupants, or if a Property Owner or Occupant is otherwise in violation, and to take such actions as it deems reasonably necessary to remedy the violation.

IV. PROCEDURES FOR SOLVING PET PROBLEMS

Any Owner concerned with a pet-related problem should do the following:

A. Attempt to solve the problem with the Pet Owner in a courteous and helpful manner.

B. If personal attempts at a solution fail, an Owner should contact the Town of Alpine's Code Enforcement Officer and then submit a written complaint to the Association through the POA Manager. The complaint should thoroughly document the issue, including identification of the pet(s) involved, the pet's owner, a detailed description of the problem or disturbance, dates and times of disturbances (if available), and a brief account of informal efforts to resolve the issue.

C. The POA manager will issue a written warning and attempt to find an informal solution to the issue. If a second violation occurs, the POA Manager will refer the matter to the Board of Directors, which may take enforcement action in accordance with the Bylaws. Notice of any charges or potential discipline will be provided at least fifteen (15) days before such action; the Property Owner and/or Pet Owner will be given the opportunity to be heard by the Board, either orally or in writing, no less than five (5) days before the discipline or fine is imposed.

D. Suspected stray pets should be reported to the Town of Alpine for potential identification before contacting the Association office.

E. All bites, attacks by pets, or diseased animals should be reported to both the Town of Alpine Code Enforcement Officer and the Association.

F. Penalties for violating applicable local ordinances may be enforced by the Town of Alpine regardless of any remedies pursued by the Association.

G. In an emergency (such as, but not limited to, a threat to the life or health of a person, other pet, or property), the involved parties may take any necessary actions to resolve the situation without following the usual procedures. A written report should be submitted to the Association.

Docusign Envelope ID: B93DBD2E-0B82-49EA-AB74-B6076F0841E6

12/01/25

Alpine Meadows Property Owners Association
RESOLUTIONS ACTION RECORD

Resolution Type Policy No. 2025-1

Pertaining to: Rules and Regulations Regarding Pets

Duly adopted at a meeting of the Board of Directors of the Alpine Meadows Property Owners Association, held on November 13, 2025.

Motion by: Brittany Quinn Seconded by: Selena Ojeda

Officer	Title	Yes	No	Abstain	Absent
Heather Goodrich	**President**	x			
John Kavounas	**Vice President**	x			
Brittany Quinn	**Treasurer**	x			
George "Bud" Scheller	**Secretary**				x
Selena Ojeda	**Director**	x			

ATTEST:

Signed by:
2AED1ADA45FC4C8...
President

11/26/2025
Date

Resolution Effective December 1, 2025