

## AMENDED RULES AND REGULATIONS REGARDING PETS

### Recitals:

1. Torrey Pines at Heather Ridge Condominium Association, Inc. ("Association") is a Unit Owners' Association as that term is defined in Colorado Revised Statute 38-33.3-301.

2. The Association is authorized by Colorado Revised Statute 38-33.3-302(1) (a) to adopt and amend Rules and Regulations.

3. The Board of Directors is authorized to adopt and amend Rules and Regulations pursuant to Article IV of the Bylaws of the Torrey Pines at Heather Ridge Condominium Association.

4. At a Board Meeting following a motion, a second, and discussion, the Board of Directors of the Association concluded by a vote of 4 to 2 that it would be in the best interest of the Members and the Residents, as well as the enhancement, value, and desirability of the Community to amend the Rules and Regulations Regarding Pets within the Community generally known as Torrey Pines.

### Therefore:

With the exception of Assistance Animals and Pre-Existing Pets, no pets shall be kept, maintained, or harbored within the Community.

All Assistance Animals and Pre-Existing Pets shall be kept, maintained, and harbored in strict accordance with the Rules and Regulations in effect when the Assistance Animal or Pre-Existing Pet was brought into the Community.

### Definitions:

"Assistance Animals" shall mean and refer to animals necessary to provide a handicapped resident reasonable accommodation as required by the Federal and State Fair Housing Acts.

"Pre-Existing Pets" shall mean and refer to: any pet that was being kept within the Community, in accordance with the Association's existing Rules and Regulations Regarding Pets, as of the date of this Amendment to said Rules and Regulations. Pre-Existing Pets shall not include pets kept, maintained, or harbored within the Community contrary to the Association's Rules and Regulations Regarding Pets.

These Rules and Regulations were published to the Owners of Condominium Units within the Community on June 1 2009, 2009 and shall become effective 10 days following that date.

Dated \_\_\_\_\_, 2009.

**TORREY PINES at HEATHER RIDGE CONDOMINIUM ASSOCIATION, INC.**

F.P. Schwenden  
as President

Jim Nelson  
as Vice President

\_\_\_\_\_  
as Treasurer

Abra H Cook  
as Secretary

Charlotte A. Mitchell  
Board Member

Veronica Peter  
Board Member

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Board Member