

**POLICY OF CHATEAU CHAPARRAL OWNERS ASSOCIATION  
REGARDING POLICIES AND PROCEDURES FOR ANIMAL RULES AND  
REGULATIONS AS ADOPTED ARIL 4, 2024**

**SUBJECT: CCOA ANIMAL AND PET RULES**

**PURPOSE:** To adopt a policy to assist in monitoring and controlling the safety of owners and animals on CCOA property.

**EFFECTIVE DATE:** April 4, 2024

**2024 RESOLUTION:** The Association hereby adopts the following procedures to be followed when enforcing the covenants and rules of the Association:

1. No person shall be allowed to own a vicious dog within Chateau Chapparral. A vicious dog as defined by Chaffee County is: ANY DOG WHICH HAS PREVIOUSLY ATTACKED OR BITTEN ANY PERSON OR WHICH HAS BEHAVED IN SUCH A MANNER THAT THE PERSON WHO HARBORS THE DOG SHOULD KNOW THAT THE ANIMAL IS POSSESSED OF TENDENCIES TO ATTACK, BITE, OR HARASS PERSONS OR LIVESTOCK.
2. All dogs must be leashed while walking on any common property.
3. Dogs running at large are not permitted at any time.
4. Dogs must be leashed, tethered or properly fenced when outside of the living unit.
5. Leash or tethers must be of proper materials to avoid failure of said leash or tether.
6. Tether systems must be of suitable length to properly respect property lines of neighbors and CCOA common areas.
7. A barking dog shall be considered a nuisance animal and out of control if it barks, howls, or otherwise emits sound without a pause of more than one minute and such barking, howling or other noise continues for a period of five minutes or more. (This is from Chaffee County Resolution 2001-04, Control of Dogs)
8. Any animal that deposits its own waste on private or community property , which is not cleaned up by the owner of said animal, will be considered a nuisance animal and be subject to the fines included herein.
9. Animal waste must not accumulate on an owner's property. Routine cleaning of owner's property is required when owning dogs.
10. Any dog or pet which attacks human beings or other domestic animals within Chateau Chapparral will be reported to Chaffee County Animal Control for action. Said owners will be fined for each occurrence.
11. For the purposes of compliance to these CCOA rules and regulations for domestic animals, the following fines will be applied:

First offense:           \$100.00

Second offense:       \$175.00

Third offense:         \$200.00

Each occurrence will be billed separately based on each issue at the time it is reported. If there are multiple issues, each issue will be billed separately.