

**RESOLUTION  
OF  
NELSON FARM HOMEOWNER'S ASSN. INC.  
REGARDING ADOPTION OF A RULE CLARIFYING HOUSEHOLD ANIMALS**

**SUBJECT:** Adoption of a Rule clarifying the term "Household Animal".

**PURPOSE:** To provide notice of the adoption of a Rule clarifying the term "Household Animal".

**AUTHORITY:** Amended and Restated Protective Covenants and Homeowner's Association Agreement for Nelson Farm Homeowner's Assn. Inc. ("Declaration"), Articles of Incorporation and Bylaws of the Association, and Colorado law.

**EFFECTIVE  
DATE:**

June 22, 2016

**WHEREAS**, Article 5, Section 5.7 of the Declaration states that a "reasonable number of Pets may be kept on a Lot".

**WHEREAS**, Article 1, Section 1.1(p) of the Declaration defines the term "Pets" as follows:

Pet shall mean and include cats, dogs, birds, reptiles or other household animals, as may be further defined in or supplemented by the Rules and Regulations.  
[Emphasis added.]

**WHEREAS**, Section 1.1(p) and (s), Section 5.2(b) and Section 5.17 provide the Board of Directors with authority to adopt Rules and Regulations for the regulation and management of the Community and/or for clarification of the Governing Documents, including the authority to adopt and amend definitions of words, phrases and terms used in the Declaration.

**WHEREAS**, pursuant to the above authority, the Board of Directors desires to adopt this Rule clarifying the term "Household Animals" as excluding those animals listed herein.

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

1. Definition of Household Animal: The term "Household Animal" is defined to specifically exclude the following animals:

- a. Poultry or fowl (i.e., chickens, turkeys, pigeons and ducks)
- b. Livestock of any kind (i.e., cows, goats, horses, sheep, pigs)
- c. \_\_\_\_\_
- d. \_\_\_\_\_

2. Violation of Rule. Any animal listed in Paragraph 1 is not a Household Animal for the purposes of Sections 1.1(p) and 5.7 of the Declaration. Therefore, no such excluded animal may be kept on any Lot, and the keeping of any such animal on a Lot shall be deemed a violation of this Rule.
3. Enforcement. Reported violations of residents keeping any animal defined in Paragraph 1 on the Lot will be investigated and enforced pursuant to the Association's Enforcement and Fine policy.
4. Capitalized Terms. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
5. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.
6. Deviation. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
7. Amendment. This Policy may be amended from time to time by the Board of Directors.

**PRESIDENT'S**

**CERTIFICATION:** The undersigned, being the President of the Association certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on 06-22-2016 and in witness thereof, the undersigned has subscribed his/her name.

**NELSON FARM HOMEOWNER'S  
ASSN., INC.,**  
a Colorado nonprofit corporation

  
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President