

**Brookside Village Homeowners Association  
Resolution of the Board of Directors**

**RECITALS**

Whereas, the Board of Directors properly convened and held a Board Meeting on October 24, 2007;

Whereas the Board of Directors has received inquiries from Owners regarding enforcement of the 1992 Amendment to the CC&Rs and in particular enforcement of Section 12.1.6 of Article XII of the CC&Rs which provides that owners may maintain in their units domesticated pets "of a moderate weight (50 lbs.) and size".

Whereas, the Board of Directors has determined that the fifty pound weight limit on pets at the Association has not been enforced and that there are a number of dogs now being maintained at the Association which the Board believes exceeds the fifty pound weight limit.

**RESOLUTION**

It is hereby resolved by the Board of Directors for the Brookside Village Homeowners Association that the Board of Directors will allow any dogs that exceed fifty pounds in weight that are now being maintained at the Association to remain at the Association, so long as the owners and their dogs otherwise comply with the Association's governing documents including the Rules and Regulations and that such dogs are not aggressive, do not create a nuisance, etc.

It is further resolved by the Board of Directors that:

- The Association will prohibit any new pets/dogs that exceed fifty pounds in weight from being maintained at the Association from the date of this Resolution forward.
- In the event that the Board is advised or discovers that a new pet/dog weighing excessive fifty pounds is being maintained at the Association, the Owner will receive a notice requesting that their pet/dog be removed from Brookside.
- In the event that the owner does not timely respond or acknowledge and/or remove the pet/dog from Brookside Village, the Board of Directors will hold a hearing with the Owner, and unless the Board decides that enforcement of the CC&Rs is not required, the Board will levy a fine on the homeowner of \$100.00 for violation of the CC&Rs, and will continue to levy a \$100.00 fine per month until that pet/dog is removed and is not being maintained at Brookside Village.
- In the event that the Owner continues to refuse to abide by the Association's CC&Rs and this resolution, the Board of Directors reserves the right to take legal action to require that the pet/dog that is in violation of the CC&Rs be removed.
- Management and the Board of Directors for Brookside Village will maintain a confidential file of all pets/dog that now exceed fifty pounds that are being maintained at Brookside Village. All Owners are required to register their pets/dogs that exceed fifty pounds so that in the future, if there is any question as to when they brought their pet/dog to be maintained at Brookside, the Association's records show that their pet/dog was being maintained at the Association on or before the date of this resolution.

It is hereby further resolved by the Board of Directors for Brookside Village that any Owner that now has a pet/dog that exceeds fifty pounds that is subject to being "Grandfathered" and allowed to be maintained at the Association, may not replace that pet/dog if the dog permanently removed and/or becomes deceased following the date of this resolution.

Executed on this 14<sup>th</sup> day of November 2007

By Vice President   
Brookside Village Homeowners Association