

Pet Rules

Villas at Northgate HOA

All pets in the community must be registered and follow these rules:

PET RULES

1. Each unit is limited to a total of two (2) household pets, meaning two (2) cats, two (2) dogs, or one (1) dog and one (1) cat, each not to exceed 35 pounds. An owner may also keep fish. No pet(s) shall be kept for the purpose of breeding, boarding, or commercial purposes. The total number of permitted household pets includes any dogs or cats that are brought into the community by a guest. Therefore, if a resident already has a total of 2 household pets, the resident's guest may not bring another pet, even temporarily.
2. No pet shall be permitted to run loose around the buildings or grounds. No pet shall be chained or tethered outside any unit or tied or chained to any patios or other parts of the community, or otherwise left unattended. Pets shall be on a leash and the leash shall be in the hands of the owner or responsible person. Pets are permitted within the patio areas, but the owner must be home and prepared to silence the pet should excessive barking or howling begin. No pet shall be permitted to defecate on the walks, driveways, landscape areas, or elsewhere about the buildings and grounds without it being cleaned up immediately. No pet shall be allowed to damage the grass, trees, shrubs or any other portion of the common areas.
3. No pet shall be permitted to bark or howl excessively, or otherwise create any obnoxious sound, odor, or disturbance. Excessive shall be defined as a loud repetitive noise for an extended period. An example of normal behavior would be a pet alerting its owner of people near the home while they pass by or visitors to the home. The owner of a pet shall ensure that it is kept in a clean, reasonably quiet, and controlled condition.
4. The owner of a pet shall assume all liability for the pet. The owner of a pet hereby releases the Association, its agents, and representatives, from any claims regarding such pet and shall indemnify and hold the Association, its agents, and representatives, harmless from all liability for bites, enforcement of this Rule, injuries, damages, claims or expenses, including without limitation reasonable attorney's fees, relating to the pet.
5. Pet owners are responsible for any damage that is caused to the Common Area by their pet(s), the repairs for which shall be made by the Association and assessed to the Unit Owner.
6. The owner of a pet agrees that the Association shall have the right to revoke the pet if there are repeated violations of the Declaration or Rule or any future rule and may require the immediate and permanent removal of that pet. The Association agrees that revocation of any pet will be an absolute last resort if all other attempts to gain compliance have failed.
7. Fines will be applied per Covenant Enforcement Policy

PET REGISTRATION

1. All pets that leave the unit and use the common elements must be registered with the HOA.
2. All pets must display the pet tag on its collar.
3. Pets that leave the unit must be registered annually by no later than January 15th of each year. An annual non-prorated registration fee of \$100 per year must be paid to the HOA by January 15th of each year, or within 14 days of the entrance of any new pet in the Community. The registration fee will be used to assist with specific pet related costs, such as waste stations and supplies for waste stations.
4. If an owner fails to register his/her pet(s) as required, the HOA will assess a \$100 late-registration fee for each year back to 2021. Also, a \$250 fine will be issued (after notice and opportunity for a hearing), pursuant to the fine schedule set forth in the Association's Enforcement Policy.
5. Landlords must amend future leases to comply with the above rules. The pets of their tenants are subject to all the provision of the rules.

To register your pet, download the Pet Registration Form from this page, or on the website at: <https://bit.ly/31Nj12u>. Complete one form for each pet. Please attach a photo, vaccination record, and registration for your pet.

The form can be completed on your computer and emailed to the property manager at: contact@allcountycs.com

or snail-mailed to:

All County® Colorado Springs, CRMC
RE: Northgate HOA Pet Registration Forms
811 South Tejon Street
Colorado Springs, CO 80903

If you have any questions, please call us at: (719) 445-7172.