

THE LAWSON HILL PROPERTYOWNERS' COMPANY  
RULES AND REGULATIONS REGARDING ASSISTANCE ANIMALS

EFFECTIVE DATE APRIL 25, 2024

The Federal Fair Housing act and other state and local fair housing laws require that the Lawson Hill Propertyowners' Company (LHPOC) provide reasonable accommodation for residents who have disabilities. LHPOC is a "No Dogs" community but is waiving this restriction to allow a resident with a disability to keep an Assistance Animal as provided for in its Reasonable Accommodation Policy. The following rules apply to such Assistance Animals.

1. The resident, who has been granted a reasonable accommodation to have an assistance animal must comply with all the terms, conditions, and rules outlined in the reasonable accommodation approval and in these rules
2. Unless the assistance animal is confined in the residence's enclosed deck, the assistance animal must be under the direct control of the resident or of a competent handler physically able to control the animal and follow the rules as stated herein. Direct control shall be when the animal is securely enclosed in a cage or crate or on a leash under the control of the disabled individual or other competent handler at all times while outside the residence.
3. Best efforts are required to ensure the assistance animal relieves itself only on the property in which it resides. However, any pet waste deposited on roadways or another's property or on the LHPOC common areas must be immediately removed and disposed of in appropriate trash containers of the animal's residence or other trash container as designated by LHPOC. All animal excrement shall be removed from the resident's own property on a regular basis so as to maintain a healthy environment and to eliminate nuisance from odor or otherwise.
4. The assistance animal may not be allowed to be a public nuisance as determined by the Board of Directors in its sole and absolute determination. This includes any activity that bothers or constitutes a nuisance to other owners and neighboring residences, including but not limited to, incessant or excessive barking, whining, howling or other animal noises and running at large.
5. There shall be no outdoor storage of animal food as this is an attraction for wildlife.
6. Nothing herein shall authorize an assistance animal to enter upon any other lot in the community in the absence of the express approval of such other Lot owner.
7. The assistance animal must remain current on all vaccines and licenses as required by local governmental regulations. LHPOC may request an annual certification of rabies vaccination along with a current picture of the assistance animal.
8. There shall be no intentional breeding or boarding of animals but in the event of accidental breeding, the resident is permitted to keep the offspring on their property until the soonest reasonable opportunity for them to be separated from their mother.
9. Any damage or injury to property or persons caused by the keeping or maintaining of an assistance animal is the responsibility of the animal's owner. The assistance animal must be controlled in a manner so as not to be disruptive, vicious, unclean and/or unhealthy to the extent that the animal 's behavior or condition poses a direct threat to the health or safety of others. An assistance animal that poses such a threat may be considered for removal.
10. Harassment is Prohibited. To ensure the full use and enjoyment of the community by everyone, property owners and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, directed at other owners, residents, guests, occupants, invitees, or directed at management, its agents, its employees, or vendors. Owners and residents experiencing or witnessing harassment may report such concern to the LHPOC or to local law enforcement as appropriate

Enforcement of Violations.

Violations of this Policy, the Declaration, and the rules, policies and regulations of the LHPOC, as may be amended from time to time, related to assistance animals may result in the issuance of fines in accordance with the LHPOC's Covenant Enforcement Policy and/or any other remedy provided in the LHPOC's Governing Documents or by applicable Colorado or federal law.

The foregoing Policy is hereby adopted by the Lawson Hill Propertyowners' Company as of the Effective Date.

By  \_\_\_\_\_

Laura Ellison, President Lawson Hill Propertyowners' Company, a Colorado nonprofit corporation