

**Victoria Village at Colorado Springs Homeowners Association, Inc.**

**6015 Lehman Drive, Suite 205**

**Colorado Springs, CO 80918**

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June 22, 2010

Dear Owners/Residents:

The Board of Directors for Victoria Village HOA has asked me to inform you that the Board will begin more strictly enforcing the Pet Rules and Regulations (Rule VIII of Rules and Regulations dated June 2007; copy of Rule VIII enclosed). This is being done to protect public health and the condition of the common property.

The first step in this rule enforcement is for all pet owners to register their pets with Z&R Property Management by Friday, July 30, 2010. Please use the enclosed form to register your pet(s) and send the completed form and documentation directly to Z&R, even if you have registered your pet in the past.

As you can see in the enclosed Rule VIII, each owner may have only two household pets (excluding pit bulls, which are not allowed in Victoria Village), and each pet may not weigh more than 25 pounds when fully grown. All pets registered by Friday, July 30, 2010, will be "grandfathered" in, even if the current pet(s) exceed the stated weight limit. After this date, if your pet is not registered with Z&R Property Management, you will be in violation of the Victoria Village HOA Rules and Regulations. This violation may lead to a hearing before the Board of Directors, which may result in a fine. Also, if your pet exceeds the 25 pound weight limit and is not registered by July 30, 2010, you will be instructed to permanently remove your pet from the Victoria Village property. Any new (future) pets will have to be registered within 30 days of coming onto the property and will have to meet all current HOA Rules and Regulations regarding number of pets and maximum weight.

Thank you for your cooperation and compliance with all the HOA Rules and Regulations. Please feel free to contact me if you have any questions.

Sincerely,

Z&R Property Management

Kerry Cantrell, Property Manager

P.S. Please familiarize yourself with ALL of the HOA Rules and Regulations, including this Pet section. The complete Rules and Regulations are available at the website, [www.victoriavillageca.com](http://www.victoriavillageca.com) (click on the “CCRs & Rules” link in the left column).

Enclosures: Pet registration form, copy of Rules and Regulations rule VIII. Pets

### **VIII Pets.**

A. Owners shall be permitted to have not more than two household pets, i.e. dogs and cats not exceeding 25 lbs. each when they are fully grown, WITH THE EXCEPTION OF PIT BULLS, WHICH ARE NOT ALLOWED. Pets must not be kept for commercial or breeding purposes.

B. Pets must not make objectionable noises or otherwise constitute a nuisance or inconvenience to any resident, and be kept in compliance with all applicable ordinances. Excessive noise, whether inside or outside a unit will not be tolerated.

C. Residents shall not permit any pet to run loose around the grounds. No pets shall be chained or tethered/leashed outdoors unless owner is present. Length of tether must not exceed 10 feet. Damage to Common areas (rocks, grass, trees) and to the building or storage unit by any pet will be the responsibility of the pet owner. The association will bill the Owner for the cost of the repairs.

D. Any animal that is a nuisance and/or causes a bite or any other physical Damage shall be removed from Victoria Village after due process, and the Owner of any such animal shall be held liable for any cost of removal and any Damages, including physical, caused by such an event.

E. All animals shall be registered within 30 days of the acceptance of these rules By the Board of Directors. All pets must be registered with the Property Manager along with proof of license and shots where applicable. All animals Acquired after these rules take effect must be registered within 30 days. Registrations will be renewed on an annual basis. Owner of pet must pay current registration fee.

F. Any animal currently residing here at the time these rules are adopted That does not meet the above weight requirements shall be allowed to stay for Their lifetime as long as the owner remains a resident, provided that all other rules are followed.

G. Pet owners must immediately pick up after their pets or face a fine.

Victoria Village HOA  
PET REGISTRATION

Pet Owner's Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone(s) \_\_\_\_\_

Please include (1) a photo of each pet and (2) proof of license and shots, where applicable, as required by the Victoria Village HOA Rules and Regulations.

Pet #1

Type of Pet \_\_\_\_\_ (dog, cat, bird, etc.)

Breed of Pet \_\_\_\_\_

Weight \_\_\_\_\_

Pet #2

Type of Pet \_\_\_\_\_ (dog, cat, bird, etc.)

Breed of Pet \_\_\_\_\_

Weight \_\_\_\_\_

Please return this completed form to:

Z&R Property Management  
6015 Lehman Drive, Suite 205  
Colorado Springs, CO 80918