

PET RULES
FOR
FLORIADA PARK CONDOMINIUM ASSOCIATION

Recitals:

A. The rights and obligations of the Owners of Units within the Community generally known as Florida Park are enumerated in the Condominium Declaration for Florida Park recorded on February 27, 1974 in Book 2595 at Page 641 in the records of the Clerk and Recorder of Jefferson County, Colorado ("the Declaration").

B. Section 32.3 the Declaration establishes conditions and restrictions for keeping animals within the Florida Park Community. Section 32.3 allows the Association to: (a) condition the owner's ability to keep a pet within the community by adherence with rules adopted by the Association, or (b) prohibit the keeping or possession of pets and animals.

C. Colorado Revised Statute 38-33.3- 302(1)(a) and Article IV, Section 2(b) of the Bylaws of Florida Park Condominium Association authorize the Board of Directors to adopt and amend rules pertaining to the use of the Condominium Units within the community.

D. Various Unit Owners have expressed concerns about harboring certain types of dogs within Florida Park. Generally, the concerns pertain to Pit Bull Terriers, dogs displaying the physical traits of the Pit Bull Terrier, American Staffordshire Terrier, the Staffordshire Bull Terrier, and other breeds of dogs used in dog fighting.

D. The Board of Directors, after exercising reasonable diligence, including but not limited to review of various Articles, cases and municipal ordinances addressing Pit Bull Terriers and other dangerous breeds, believes it is in the best interest of the Florida Park Community and the residents of the Community to prohibit certain kinds of animals and pets that might pose a danger to other residents and pets within the Community.

THEREFORE, the Board of Directors hereby adopts the following Rules:

1. The Board of Directors finds that the following breeds of dogs can exhibit aggressive behavior, and therefore, may be dangerous:

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| a) Pit Bull Terrier | g) Presa Mallorquin |
| b) American Staffordshire Terrier | h) Tosa Inu |
| c) Staffordshire Bull Terrier | i) Cane Corso |
| d) American Bull Dog | j) Fila Brasileiro |
| e) Dogo Argentino | k) Any dog displaying the majority of physical traits of any one or more of the above-mentioned breeds. |
| f) Canary Dog | |

2. The Executive Board further finds that other breeds of dog and other animals kept as pets can demonstrate aggressive and dangerous behavior. Examples of such behavior

include but are not limited to: instances of fighting with other pets within the Community, biting or attacking residents or other pets within the community, and unprovoked aggressive behavior to residents and pets within the Community.

3. Beginning March 15 2011, Owners, residents, guests, and invitees will be prohibited from keeping or having any of the breeds of dog listed in Section 1 above within the Florida Park Community.

4. An exception of the prohibition in Section 3 above may apply for Owners of Units within the Community provided:

a) The Owner of the breed of dog enumerated in paragraph 1 obtains and maintains liability insurance from a company rated by Best's Insurance Reports as A+ or better, with policy limits of at least \$2M, and adds Florida Park Condominium Association as an additional insured on the Owner's policy.

b) The Owner of the breed of dog set forth above registers the animal with the Florida Park Condominium Association on the form attached herewith.

5. Owners, residents, guests, and invitees are prohibited from keeping or having an animal who has demonstrated unprovoked aggressive behavior within the Community.

6. Owners, residents, guests, and invitees who keep an animal who has demonstrated aggressive behavior within the Community may be required to meet the requirements set forth in Section 4 above as a condition of keeping the animal in the Community.

7. These rules shall serve to supplement the existing rules pertaining to animals and pets, any contradiction between these rules and the existing rules will be resolved in favor of the rules set forth above.

Dated this 10th day of February 2011.

Florida Park Condominium Association

Heise Aranda, President

By