

**GRANBY RANCH CONSERVANCY  
POLICY AND PROCEDURE  
ADOPTION AND AMENDMENT OF POLICES, PROCEDURES AND RULES**

Adopted October 31, 2017

The following Rules have been adopted by the Board of Directors (Board”) of Granby Ranch Conservancy pursuant to Colorado statutes and the Second Amendment of Restated Declaration for Granby Ranch, and the Polices of Granby Ranch Conservancy:

The following pet control measures are appropriate to reduce conflicts with wildlife at Granby Ranch:

1. Unless restricted by other existing covenants, each residential unit will be permitted to have up to a maximum of two dogs, two cats, and offspring up to three months old. All dogs and cats shall be kept within the residential unit. Dogs shall not be harbored (i.e., kenneled) outside.
2. At no time are dogs or cats to be allowed to run freely. When dogs are outside, the dog must be controlled by a leash of no more than 12 feet in length, under the direct control of its owner or authorized representative. Visitors should be discouraged from bringing dogs on-site. If dogs are brought on-site, they must be kept under control at all times to prevent them from harassing and killing wildlife, and reducing wildlife use of adjacent habitats. Guests of homeowners shall comply with all applicable dog control measures.
3. Pets shall not be fed outside. Bowls of pet food left on the back deck will attract bears and other predators (e.g., coyotes) and nuisance species (e.g., skunks) of wildlife. Some of these wildlife species may carry disease that can be transmitted to pets.
4. The Conservancy shall be responsible for enforcing dog and pet covenants. The Town of Granby, Grand County and CDOW may also control stray dogs. Such control may include the destruction of stray dogs under Colorado law. Homeowners and guests not in compliance with these dog restrictions will be responsible for any and all costs incurred by the Conservancy, Town, and/or CDOW for enforcing these provisions. Should the Conservancy knowingly fail to enforce these dog covenants, the Town and/or CDOW may enforce the dog control measures and recover any and all costs incurred from the party committing the violation. At any time after the second offense and warning that the dog owner fails to comply, the Conservancy may request removal of the dog from the property. Non-payment of a fine or failure to remove the dog(s) from the property, shall be considered a separate violation for each day that a violation continues after notice, and shall be enforced (i.e., fined) accordingly.
5. The fine for the first offense shall be \$100.00. The fine for the subsequent offenses shall be \$250.00. Any violations after the second offense can result in the dog being permanently removed from Granby Ranch.

6. Contractors, subcontractors, guests (other than those of homeowners), visitors, delivery people, etc. shall be prohibited from bringing dogs onto the property, even if dogs would be kept inside vehicles. Violation of the dog policy by a person(s) other than a resident or permanent member of the development shall result in the immediate eviction of the dog and the dog's owner or representative from the property. In the event of a second violation by the same dog and/or the same dog's owner, the dog and the dog's owner or representative shall be immediately evicted from the property, and the offending person in question shall be prohibited from the property for the following seven (7) consecutive calendar days. In the event of a third violation, the offending person in question shall be prohibited from the property for the following six (6) consecutive calendar months.

7. Owners and Guest shall at all times comply with the Town of Granby ordinances as they relate to pets and other animals.