

REQUEST FOR ACTION

Subject	Amendment to Association Rules				
Preparer	Joe Krahulik	AOUO Title	President		
Date	6/13/17	For Board	X	Action	Info

EXECUTIVE SUMMARY

Purpose

The purpose of this RFA is to request the Board approve and adopt the proposed amendment to Sections 6.1, 6.2, 6.5 and 11.4 of the Tower Association Rules.

Rationale

Section 6.1, Pets – Problems associated with larger dogs, such as, more wear & tear on Common Elements, more offensive odors, louder barking, more aggressive behavior and more potential liability were mentioned in Governance Committee emails and discussion. The Governance Committee finally decided upon what it thought was a reasonable maximum weight of a dog residing at The Collection.

Section 6.2, Pets – In order to better control dogs especially in the elevators, the Governance Committee decided that if dogs are not carried then they should be on a specified short leash.

Section 6.5, Pets – Pertains to dogs and unacceptable behavior. The Association Rules do not presently provide sufficient detail as to what type of dog behavior represents a cause for disciplinary action. The recommended addition to the rule seeks to define some more common behaviors that may result in issuance of violation notices, fines, and /or ejection of the dog from the property.

Section 11.4, Recreation Facilities (Spa) – There have been reports of the spa being overcrowded and monopolized for extended periods of time when other Residents and Guests are waiting to use the spa. The recommended rule provides a structure for spa use in order to support initiatives that benefit the greater good of the community.

RECOMMENDATION

~~Tower Rules, Section 6.1 – ADDITION: "A dog's allowed maximum weight shall be 40 lbs."~~

Tower Rules, Section 6.2 – ADDITION: "Dogs outside of Units shall be carried or on a short leash the length of which being no more than 2 feet from the handler's feet."

Tower Rules, Section 6.5 – ADDITION: "Dogs that are prohibited are those that demonstrate a propensity for dominant or aggressive behavior as indicated by, but not limited to, any of the following conduct: unprovoked barking, growling or snarling at people approaching the pet; aggressiveness toward people; biting or scratching people."

~~Tower Rules, Section 11.4 – ADDITION: "The maximum number of users in each spa is six"~~

~~(6). For health reasons and as a courtesy to other Residents and Guests waiting to use the spa, the maximum spa use at one time is for 15 minutes."~~

Exhibits (If applicable)	Index	Title
	A	
	B	

FOR BOARD USE ONLY

CERTIFICATE OF BOARD ACTION

X	Approved	X	Declined		Noted		Returned		Deferred		Withdrawn
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Stipulations

Strike-through identified above was NOT approved at the July 27, 2017 Board meeting. All other items were approved as written.

Coordinating Instructions

None.

Distribution Instructions

GM to send email to all owners notify them of the approved Association Rule changes.

Recording Secretary	Howard Kam	Action Date	07/27/17	RFA No.	018-2017
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