

August 26, 2004

Dear Breckenridge Homeowners and Residents,

This letter is to bring you up to date with what's going on at Breckenridge. We had 2 break-ins to automobiles in the parking areas the week of 08/16. One of our board members had called a few days prior to the break-in with a license number of 2 "suspicious" looking teenagers. We don't know as of this letter whether these are the culprits, but this is the type of cooperation we need from our homeowners. We have posted no trespassing – no solicitations signs on the property, and I have filed the proper paper work with the metro police department whereby if called; they can arrest non-residents after the second complaint. **If you are in doubt, or see suspicious activity, call the police and report it.**

We continue to have problems with pets. **The bylaw regarding pets reads as follows:**

Pet Policy

- **Pets are allowed at Breckenridge Condominiums as long as these animals do not constitute a nuisance or hindrance to others and are kept within the confines of their owner's unit.**
- **Owners that do not comply with the rules and regulations regarding the number and or size of pets or, Owners that allow their pet to walk in any area not designated as a pet walking area or that allows their pet to go outside unattended will be notified in writing of the rule infraction two (2) times. After the second notice the Owner will be assessed a fine of Two Hundred Dollars (\$200.00) by the Breckenridge Condominium Association. Any further action that may be deemed necessary will be turned over to the associations' attorney.**
- **Only one dog or cat per unit will be permitted.**
- **Small birds are allowed.**
- **Only a dog or cat weighing 20 pounds or less, fully grown, will be permitted.**
- **Pets are not allowed to roam freely outside of unit. Owners are required to walk pets on a leash.**

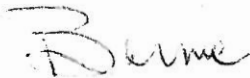
- **Designated walking areas for pets: front of the property, along the bottom of the hill (both sides of entrance); the grassy area above the rock wall at the rear of the property.**

Also stated in the Master Deed, page 65, book 6808, section (f):".....any pet permitted under this section when outside the confines of the owner's unit must be kept on a leash and accompanied by a reasonable person, and provided further that such pet creating or causing a nuisance or unreasonable disturbance shall be permanently removed from the property upon three (3) days written notice from the Board....."

Because some residents have abused the pet policy, the board is very adamant in regards to upholding the pet rules and regulations and Master Deed restrictions. Should it become necessary for the association to obtain legal council and or appear in court to enforce these policies, the liable party shall pay all attorney, court, and related fees with the rules or regulations violation.

We have sent letters in the past stating the pet rules and regulations. Your cooperation in abiding by these policies will be mandatory, with no exceptions. Thank you for your cooperation.

Sincerely,



Bernie Wheeler
Property Manager
Cc: BR Board of Directors