

GAME TRAIL ASSOCIATION, INC.
RULE AND REGULATION 26-14
PETS AND PROTECTION OF WILDLIFE

PURPOSE: The purpose of this Rule and Regulation is to establish clear, objective standards for pet control that protect the safety of Game Trail residents, their pets, and the native species within our critical high-altitude wildlife corridor. Grounded in the original 1985 Master Covenants, this policy balances resident independence with neighborly courtesy by defining a Leash-on-Approach framework with direct voice control, outlining a Civil-First model for serious safety incidents, and regulating designated off-leash exercise areas.

PURSUANT TO the Game Trail Declaration of Covenants, Conditions, and Restrictions the Board of Directors is granted the authority and duty to manage community infrastructure and protect shared resources; and

WHEREAS, the Game Trail Association is situated within a critical high-altitude wildlife corridor, providing essential habitat for elk, deer, and other native species. Domestic pets face risks from local predators (mountain lions, bears, moose, coyotes) and, in turn, pose a risk to native species like elk and deer; and

WHEREAS, the Declaration of Covenants (Section C, Paragraphs 2 & 11) requires all dogs to be confined to the owner's tract and prohibits them from molesting or interfering with wildlife; and

WHEREAS, the Board established the "Direct Control" standard to provide a safe, permitted framework for residents to walk dogs on Association roads and trails, which would otherwise be prohibited by the strict confinement language of the Covenants; and

WHEREAS, the Board desires a common-sense policy that balances resident freedom, courtesy, and community safety while establishing clear, objective standards for enforcement.

NOW THEREFORE, the Board of Directors adopts the following rules and regulations:

1. COMMON-SENSE PHYSICAL CONTROL STANDARDS

- **On-Property Standard:** Dogs are not required to be physically leashed while on their owner's private property or tract. However, in accordance with the Master Covenants, owners must ensure their pets do not leave the property boundaries unattended or engage in chasing, harassing, or molesting wildlife. Furthermore, handlers must immediately **clean up and dispose of all dog waste** whenever they are off their private property.
- **Leash-on-Approach:** While dogs under direct voice control are exempt from continuous leashing on Game Trail roads, trails, and common areas, handlers must carry a physical leash for each dog whenever they leave their private property. **This off-leash privilege is**

conditional and will be revoked upon a second documented violation of this rule, as outlined in Section 3.

A dog is only considered under **direct voice control** if it strictly adheres to the following:

- The animal must return to the owner immediately upon the very first command.
 - The handler must keep the animal in clear sight at all times (not trailing far ahead or behind).
 - The handler must be able to use voice commands to stop the animal from chasing wildlife, approaching other people, or running toward hazards.
- **Mandatory Leashing:** To ensure safety and predictability, handlers must immediately place their dog(s) on a physical leash and securely hold their dog(s) in close proximity upon the approach of any vehicles, pedestrians or runners, bicyclists, other pets, and/or wildlife.
 - **Strong Recommendation:** As a matter of neighborly courtesy and personal responsibility, the Association strongly recommends keeping dogs physically leashed at all times when off your private property to prevent unexpected conflicts or wildlife harassment.

2. CIVIL-FIRST ENFORCEMENT FOR SAFETY INCIDENTS

- For serious safety incidents—including animal attacks, bites, or aggressive harassment of people, bikers, or leashed pets—the Board instructs residents to contact the Chaffee County Sheriff or Colorado Parks and Wildlife (CPW) immediately.
- The HOA will not adjudicate "he-said-she-said" disputes regarding dangerous interactions. The Board requires an official Sheriff or CPW case number to confirm that a professional third-party investigation has occurred before taking supplementary HOA disciplinary action under GTA Policy 2026 -04 **Policies and Procedures for Covenant and Rule Enforcement**, violations that threaten public safety or health.

3. HOA REPORTING AND ENFORCEMENT

- Members are authorized to submit reports regarding habitual violators of the community pet policies directly to the HOA Board. To ensure fair enforcement and eliminate unsubstantiated disputes, **all reports must be accompanied by objective documentation which includes but is not limited to:**
 - Date, time, and specific location of the infraction.
 - Photographic or video evidence of the dog roaming, entering a private lot, or remaining unleashed upon approach.
 - Written statements from multiple independent witnesses representing separate households.

- **Reportable offenses** include but are not limited to:
 - Failing to immediately leash a dog upon approach, or allowing an animal to approach individuals, bicycles, or other pets
 - Permitting animals to roam unattended beyond property lines, in common areas, or onto private lots.
- **Progressive Fine Schedule:** Violations of this rule will be handled via a progressive enforcement process under Policy 26-04 **Policies and Procedures for Covenant and Rule Enforcement**, violations that do not threaten public safety or health:
 - **First Documented Offense:** The homeowner will receive a formal written warning outlining the violation.
 - **Subsequent Offenses:** If the non-compliant behavior continues after a warning, the Board will assess monetary fines against the property owner according to the standard fine schedule. Additionally, the property owner and their dog(s) will immediately forfeit the privilege of utilizing the "Leash-on-Approach" standard. The dog(s) must always remain on a continuous physical leash when on Game Trail roads, trails, or common areas.

4. Designated Off-Leash Exercise Areas

- As a convenience to members of the Game Trail Association, Inc., the Association designated and maintains two **dog corrals** available for use by members in 2011. These corrals are located immediately north of the trash/recycling area and remain the only approved locations where dogs may run completely free without the restriction of the Leash-on-Approach standard. These corrals may be used by members only on the following basis:
 - **Assumption of Risk:** Use of the corrals shall be at the member's sole risk.
 - **Supervision:** No dog may be left unattended in the corrals; handlers must remain physically present at all times.
 - **Sanitation:** Handlers shall promptly clean up and remove any dog waste.
 - **Enforcement:** The Board of Directors may suspend or terminate a member's right to use the corrals for any violation of this Rule and Regulation.

This R&R is subject to the *GTA Policy 26-04 Covenant and Rules Enforcement Policy*.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of Game Trail Association, Inc., certifies that the foregoing Policy was adopted by the Board of Directors of the Association on June 9, 2026 and in witness thereof, the undersigned has subscribed their name.

Game Trail Association, Inc., a Colorado nonprofit corporation

By: _____
Its: President