

PET OWNERSHIP REGULATIONS

STATEMENT OF PURPOSE:

The allowance of pets at Woodlake Villas has not been without a cost to all property owners and residents of Woodlake. While a large portion of pet owners adhere to the rules designed to protect ALL owners and residents, an equally large segment of pet owners do not abide by the rules.

The Board of Directors has elected to enforce a “NO PETS IN THE COMMON AREA POLICY” for Woodlake Villas. It is mandatory that all pet owners follow the rules and regulations for pets on Woodlake property.

RULE 1: No pet shall be allowed in, on or about the property including individual units as well as common areas except as provided below:

(a) Each pet shall be registered with the Regime Manager in accordance with the procedures established by the Board of Directors. Such registration shall include a description of the pet, the name and unit number of the adult person responsible for the pet, and a signed statement acknowledging the rules governing pets. All pets must be registered within one (1) week after arrival on property. The **owner** of the Woodlake unit is solely responsible for any arrangements with a tenant. There is a limit of two (2) pets per villa.

(b) NO PET IS ALLOWED OUTSIDE A UNIT UNLESS IT IS WEARING A COLLAR WITH A CURRENT RABIES VACCINATION TAG, IS ON A LEASH, AND IS ACCOMPANIED BY A RESPONSIBLE INDIVIDUAL. PETS WHICH ARE NOT ON A LEASH OR CANNOT BE ON A LEASH ARE NOT ALLOWED IN OR UPON THE COMMON AREAS. AT NO TIME MAY ANY PET BE LEFT UNATTENDED IN THE COMMON AREAS FOR ANY REASON.

(c) ALL PET OWNERS MUST CLEAN UP AFTER THEIR PETS IMMEDIATELY. THIS RULE WILL BE STRICTLY ENFORCED.

(d) NO FEEDING PETS OR ANIMALS OUTSIDE OF THE VILLA.

RULE 2: For the purpose of this regulation, “Pet” shall mean any mammal, reptile or bird which weighs in excess of two pounds. Ownership of the pet is not determinative. **Unit owners** are responsible for a pet which, at any time, occupies the unit of owner.

RULE 3: Based on the safety of all Woodlake residents, the following dog breeds are considered aggressive in nature and **are not** permitted at Woodlake Villas: Pit Bulls of any breed (including, but not limited to, Staffordshire Bull Terrier and American Pit Bull Terrier), Rottweiler, Doberman Pinscher, Chow Chow, and Bull Mastiff. A canine will be considered any of the above listed breeds if it contains any lineage of the noted breeds.

Further, any canine or other pet that exhibits any type of aggressive behavior will be required to be removed from Woodlake property.

RULE 4: The penalty for violation of these regulations shall be as follows:

(a) Violation of Rule #1: First offense fine of \$100.00, second offense \$250.00, third offense \$500.00 plus forfeiture of right to have pets in common areas. The forfeiture may be waived by the Board of Directors upon the written request of the owner.

(b) In addition to any fines levied in this section, all costs incurred by the Association in the enforcement of these regulations, including but not limited to, clerical and administrative fees of the Regime Manager (not to exceed \$35.00 per hour) and reasonable attorney's fees shall be assessed against the ***unit owner*** and shall be immediately due and payable.

RULE 5: An owner may appeal the assessment of any fine under these regulations to the Board of Directors by notifying the Regime Manager, in writing, of their intention to appeal and setting out the facts and circumstances upon which the appeal is based. The written notice of appeal must be received by the Regime Manager within thirty (30) days from the date the fine was assessed. The board of Directors shall hear the appeal within ninety (90) days from the date the Regime Manager receives the request at a regularly scheduled meeting of the Board. The Regime Manager shall notify the owner making the appeal at least ten (10) days prior to the Board meeting at which the appeal will be heard. Failure by the owner to appear at the Board meeting, unless due to an emergency shall be deemed a waiver of the owner's right to appeal.

RULE 6: To the extent these regulations contradict or are otherwise inconsistent with the general rules and regulations of the regime, then for purposes of these pet regulations only, these rules shall supersede. All other rules and regulations shall remain in full force and effect.

Visitors will not be allowed at any time to have pets in the common areas without prior permission.

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