
**Rules and Regulations of
Ashebrooke Place HOA, Inc.**

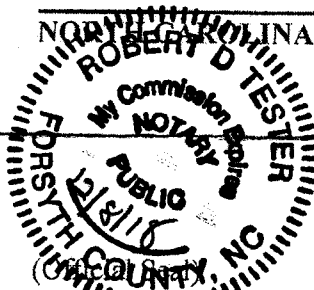
Prepared by Steven H. Bouldin
Return to Keziah Gates LLP (High Point) PW

Pursuant to authority in Article II, Section 4 of the Amended and Restated Declaration of Covenants, Conditions, Reservations and Restrictions for Ashebrook (Deed Book 1669, Page 848, Davidson County Registry), the Board of Directors for Ashebrooke Place HOA, Inc., has adopted the attached rules and regulations concerning pets.

This the 15th day of February, 2018.

Ashebrook Place HOA, Inc.

By: Kyle Mendenhall
Kyle Mendenhall, President



Forsyth COUNTY

I certify that the following person(s) personally appeared before me ~~this day, each acknowledging to me that he or she voluntarily~~ signed the foregoing document for the purpose stated therein and in the capacity indicated: Kyle Mendenhall, President.

Date: 2-15-18

Robert D. Tester
Print Name: Robert D. Tester
My Commission Expires: 12/8/18

ASHEBROOK PLACE PET RESTRICTIONS

In order to protect the health and safety of residents and owners in the community, and the property maintenance and cleanliness of the common areas, the Board of Directors has adopted the following restrictions concerning household pets.

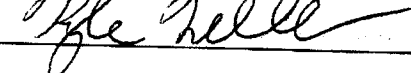
Household Pets: No pets other than household pets shall be kept at Ashebrook Place at any time. No savage or dangerous animals shall be kept. No pets may be raised or bred for sale or maintained for commercial purposes. The number of household pets generally considered to be outdoor pets, such as dogs and cats, shall not exceed two (2) in number, except for newborn offspring of such household pets which are under six (6) months in age. Additionally, permitted dogs shall not weigh more than forty (40) pounds. Any dog breed that is commonly labeled an aggressive dog, or any mix thereof is strictly prohibited. Notwithstanding the foregoing, the following breeds, and any mix thereof, are prohibited: American Bulldog, Pit Bull, Rottweiler, Great Danes, Mastiff, Doberman Pinschers, Akita, Bernese Mountain Dog, Canary Dog, Chow-Chow, Husky, Karelian Bear Dog, Rhodesian Ridgeback, Russo-European Laika and German Shepherds. Any dog that resides within Ashebrook Place will be grand-fathered in.

Additionally, the Association shall have the right to prohibit or require the removal of any dog or other animal which the Association, in its sole discretion, deems to be undesirable, a nuisance, a safety hazard, or has shown threatening tendencies, after consideration of factors such as size, breed and disposition of the animal, likely interference by the animal with the peaceful enjoyment of the Properties by Owners and the security measures taken by the Owners with respect to such animal. These provisions shall not prohibit certified service animals for disabled persons.

No dogs are permitted to remain unattended on any common areas. Outside dog/cat cages, runs, tethers or any other manner of securing such an animal is not permitted at any time. No dog shall be permitted to run free at any time and all dogs must be on a leash when using the common areas. Owners must clean up immediately after their pet and properly dispose of the bagged waste in a waste receptacle.

In order to avoid undue hardship cases, the Board of Directors shall have authority and discretion to grandfather certain situations following these guidelines: (a) any owner's non-conforming dog is grandfathered as long as the board has no information that the dog would be prohibited under paragraph 2 of this policy, and (b) any tenant's non-conforming dog is grandfathered until the earlier of (i) six months from the date this policy was adopted or (ii) the board receives information that the dog would be prohibited under paragraph 2 of this policy.

This provision was adopted by the Board of Directors of the Ashebrook Place Homeowner Association on the 08 day of February, 2018.

By:  Title: President of
Ashebrook