

HARBOR OAKS HOMEOWNER ASSOCIATION

PERMISSIBLE PET RULES AND REGULATIONS

2 pets (dogs or cats) are allowed per unit, subject to approval of the Board and compliance with the below rules.

REGISTRATION

Resident owner or tenant (if applicable) must register permissible pet. Required items should be submitted to the Board or management representative prior to move-in or within 15 days of the date the Board or management representative mails a written request.

- Request form
- Vaccination records

Overnight guests are required to submit registration and vaccination records

NOTE: Board approval applies only to the permissible pet for whom required registration items have been submitted. If a new permissible pet is acquired, separate registration is required.

Violation of this rule is subject to fines.

RESTRICTIONS

- A. Resident owner, resident family member or tenant who do not currently have a permissible pet must inform the Board or management representative if you intend to acquire a permissible pet. Registration requirements apply.
- B. Granting permission to have a permissible pet is for each specific animal and is not to be taken as general permission to have pets beyond those stated in the registration form.
- C. It is at the discretion of each unit owner as to whether they permit tenant(s) in their unit to have a permissible pet. However, prior approval must still be given by the Board. Each unit owner renting/leasing a unit and allowing their tenant to have a permissible pet should note that the unit owner is ultimately responsible for any fines which may be incurred by the tenant for any rule violations.
- D. Wild or exotic animals and birds are not permitted on Harbor Oaks' property.
- E. Permissible pet shall not be bred or used for any commercial purpose.
- F. Permissible cat or dog must be licensed (if applicable) and up-to-date on rabies and other vaccinations.
- G. Permissible cat or dog must wear a collar with up-to-date identification at all times. In the event a permissible pet escapes and becomes lost, this will make it easier to return the permissible pet to his/her owner.
- H. Permissible pet must be confined to unit of resident owner or tenant and must not be allowed to roam free or be tethered.
- I. Permissible pet must not be left unattended on balconies or common areas.
- J. Permissible pet in transit must be carried, restrained by a leash, or placed in an animal carrier.
- K. Harbor Oaks has designated the grassy area adjacent to the car wash station as its permissible pet exercise/doggie do area.
- L. Persons who walk a permissible pet are responsible for immediately cleaning up after the animal and discarding securely bagged pet droppings in the dumpster located in parking lot or trash chute. No pet

waste may be dropped down trash chutes unless securely double-bagged. Cat litter may not be disposed of in toilets.

- M. Unit owner is responsible for any damage caused by their permissible pet and/or the permissible pet of their tenant or guest. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the unit owner.
- N. Service or emotional support animal of resident guest and/or family member is subject to the same restrictions as unit owner or tenant.
- O. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Violation of this rule is subject to fines and permanent removal.
Examples of nuisance behavior for the purposes of this paragraph are:
 - a. Pets whose unruly behavior causes personal injury or property damage.
 - b. Pets who make noise continuously and/or incessantly to the disturbance of any person at any time of day or night.
 - c. Pets in common areas who are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than six feet in length or in a pet carrier.
 - d. Pets who relieve themselves on walls or floors of common areas.
 - e. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
 - f. Pets who are conspicuously unclean or parasite infested.
- P. Notwithstanding any other provision herein, a disabled individual is authorized to keep their registered service or emotional support animal in their unit. Furthermore, nothing herein shall hinder full access by individuals with a registered service or emotional support animal to their unit and the common areas; except as provided by law.
- Q. Feeding and/or caring for stray animals is not permitted anywhere on Harbor Oaks' property. Please report stray or injured animals to the local animal control authority for rescue. Violation of this rule is subject to fines.
- R. Unit owner, tenant, resident guest, and/or family member shall indemnify the Association and hold it harmless against loss or liability of any kind arising from their registered permissible pet and (if applicable) non-registered pet. Unit owner and/or tenant should consult with his/her insurance agent to determine appropriate coverage.

ENFORCEMENT

Any resident or management representative personnel observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed, dated, and presented to the Board or management representative.

If the board is in agreement with such complaint, the unit owner will receive written notice of the violation. If the problem is still unresolved after **3 violation(s)**, arrangements will be made for a hearing. At the board's discretion, immediate arrangements for a hearing may be made, if the nature of the complaint involves personal injury or the imminent threat thereof.

The board may require the permanent removal of the permissible pet, if it is determined by the board to be a nuisance or a danger to the Harbor Oaks' community and its residents. If so determined, the Unit owner will have **30 days** to remove a nuisance pet from the premises and **1 day** to remove a pet determined to be a danger from the premises.

The board of directors also has the authority to assess and collect fines for violations of the condominium's rules pertaining to permissible pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.