

## OAK MEADOWS CONDOMINIUMS

### Amendment to Section 5 of the Oak Meadows Homeowner Handbook Pet Rules and Restrictions

The following pet rules and regulations should be read in conjunction with Article 5 Section 5 of the Oak Meadows Condominium amended and restated Bylaws, regarding Pet restrictions.

#### **General :**

1. Limit of two (2) pets to a unit. No dangerous or exotic pets are allowed.
2. All pets must be confined to the interior of units except while on a leash and under the owner's direct control. Pets shall not be tied to a tree or shrub or staked in any other way at any time.
3. No animal may be leashed or tied to any Condominium Unit or any stationary object on the Common Elements.
4. No pet shall be left unattended on a balcony or patio unless the balcony or patio is screened-in.
5. No animal may be permitted to run loose at any time upon the Common Elements and all animals shall at all times be leashed and attended by a responsible person while on the, Limited or General or Common Elements.
6. Pets are forbidden in or around the pool area.
7. Excessive or annoying pet noise from either inside or outside of a unit is prohibited.
8. Pets walked along Oak Valley Drive shall remain within 10 feet of the sidewalk. Pets shall be prevented from urinating on flower gardens, beds, shrubs and trees. It is the pet owner's responsibility to repair any and all damage caused by a pet, including damage to the lawn at the rear of their unit.
9. No pet owner shall intentionally abuse or injure an animal. If so, the pet owner will be immediately reported to the proper civil authorities.
10. Pet owners are fully responsible for any property damage, personal injury, or disturbance their pet may inflict.

## **Pet Relief Areas/Removal of Fecal Matter**

1. Pet Owners are prohibited from allowing their pets to relieve themselves in the following areas:
  - Any street, driveway, sidewalk, or planted area.
  - The area in the front of each Condominium Unit (“Unit”) to the street.
  - The area behind each Unit for a distance of up to 20 feet.
  - The area on the side of each Unit at the end of a building for a distance of up to 20 feet.
2. Pet Relief Restrictions listed in #1 above do not apply to the specific areas of a Unit owned by a Co-owner for use by their pet(s).
3. Pet Owners, residing in a Unit located within Buildings #2, #3, and #4, (“Building”) are prohibited from allowing their pets to relieve themselves in the following areas:
  - Any street, driveway, sidewalk, or planted area.
  - The area in the front of each Building to the street.
  - The area behind each Building for a distance of up to 20 feet.
  - The area on the side of each Building at the end of a building for a distance of up to 10 feet.
4. All fecal matter left by any pet must be IMMEDIATELY and THOROUGHLY removed. Failure to do so shall result in a warning to the co-owner on the first offense, and a fine plus clean-up costs on second and subsequent offenses.
5. No pet waste may be disposed of in any trash receptacle not belonging to the pet owner. Specifically, no waste may be disposed of in a trash receptacle at the pool or a trash receptacle belonging to the Association or provided for use by maintenance personnel.

### **Other:**

1. Nuisance pets or pets found running loose will be reported to the appropriate local authorities, and may be removed from the premises if warranted.
2. Small animals which are constantly caged, such as small birds or fish, or house cats, shall not be subject to the foregoing Pet Rules and Restrictions