

...  
G) Pets. No Owner or Occupant may keep any pets other than a reasonable number of generally recognized household pets on any portion of the Property, as determined in the Board's discretion. All dogs and cats must be registered and vaccinated by law. Horses are permitted on the Common Properties designated for such use. The keeping of pets on the Properties and their ingress, egress and travel on the Common Properties shall be subject to such rules and regulations as may be adopted by the Board.

No Owner or Occupant may keep, breed or maintain any pet for any commercial purpose. Pets may not be left unattended outdoors. All pets must be kept on a leash and be under the physical control of a responsible person at all times while outdoors in unfenced areas. No structure for the care, housing or confinement of any pet shall be constructed or maintained on any part of the Property without prior written Board approval as provided in Paragraph 10 hereof.

No potbellied pigs may be brought onto or kept at the Property at any time. No dogs determined in the sole discretion of the Board to be dangerous dogs may be brought onto or kept on the Property at any time by any Lot Owner, Occupant, or guest of an Owner or Occupant. Any pet which endangers the health of any Owner or Occupant of any Lot or which creates a nuisance or unreasonable disturbance, as may be determined in the Board's sole discretion, must be permanently removed from the Property upon seven (7) days' written notice by the Board.

If the Owner or Occupant fails to comply with such notice, the Board may remove the pet and/or obtain a court order requiring the Owner or Occupant to do so. Any pet which, in the Board's sole discretion, presents an immediate danger to the health, safety or property of any member of the community may be removed by the Board without prior notice to the pet's owner and the pet owner may be fined.

Any Owner or Occupant who keeps or maintains any pet on any portion of the Properties shall be deemed to have indemnified and agreed to hold the Association, its directors, officers, and agents free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Properties.

...

OLD BUSINESS:

Pet Control:

**General Manager Roger Buford reported on an ongoing problem with**

a small percentage of Property Owners ignoring the rules outlined in the covenants pertaining to Pet Control. Verbal reprimands and letters do not *seem* to get through to these Property Owners. Should we continue as always or should the Board outline a plan and follow through?

Motion made by Sanders and seconded by Guffin that where pet ownership is clearly identified, the owner be notified in writing of the first offense. If a second offense occurs within **12** months, the owner be fined. Flagrant offenses, i.e. biting, will be dealt with immediately. Motion carried.