

RESOLUTION OF THE BOARD OF DIRECTORS
OF
LA TIERRA CONDOMINIUM ASSOCIATION
Pet Policy

Effective September - 2016

WHEREAS, La Tierra Condominium Association allows pets subject to the following restrictions:

Pet Rule Restrictions - (CC&R 4.5.1; 4.5.2; 4.5.3) - Up to 3 pets allowed, not to exceed 2 Dogs (limit of 45 lbs if 1 dog) (limit of 25 lbs each if 2 dogs) cats, birds, or fish may be kept provided that they are not kept, bred or maintained for any commercial purpose. No reptiles, exotic pets, rodents, ferrets, etc. are permitted. Fish and birds are allowed if contained in the appropriate tanks and/or cages. - Dogs and cats must be kept on a leash at all times. (CC&R 4.5.2) - Cleanup of all pet droppings anywhere on the property is mandatory. The community has provided doggie stations for this purpose.

WHEREAS, the Board has become aware there have been many residents violating the above restrictions in terms of: (i) exceeding the number of dogs, (ii) exceeding the weight limit, (iii) failing to pick up after their dogs, and (iv) bringing dangerous breeds of dogs into the community that could cause harm to another resident or pet.

WHEREAS, the Board recognizes that some dogs (and other animals) are not considered pets, but rather "service animals." The Board further understands that some people require a particular animal as an emotional support animal even though having the animal may violate the above pet restrictions.

WHEREAS, in an effort to balance the need for some residents to have animals that violate the pet policy for medical reasons with the obligation to protect the health and safety of the community, the Board hereby adopts this Resolution (Pet Policy) to require all residents to register their pets/animals with the Association so that the Association (1) is aware of the location of the pet/animal, the type of pet/animal and the identity of the owner(s), and (2) may determine whether there is sufficient documentation to establish the medical need for the pet/animal if ownership of the pet/animal would otherwise be a violation of the Pet Policy. In addition, the following additional restrictions apply:

1. Pet and animal owners are responsible for any personal injury to residents or damage to the common elements caused by their pets/animals.

2. Dog owners may not permit excessive barking.
3. No common dangerous or aggressive breeds of dogs with a propensity for biting people are allowed.
4. Any pet/animal that bites anyone must be removed from the property.
5. All pet/animals must be properly licensed and vaccinated.
6. All pet/animal owners shall register their pets with the Association. Forms are available through the management company (website?).
7. Any resident who has a disability that is not obvious and is claiming the need for a service animal shall provide the Association with a letter from his/her medical provider substantiating the need for the service animal.
8. Any resident who requires the need for an emotional support pet that violates the Pet Policy shall provide the Association with a letter from his/her medical provider substantiating the need for that particular pet.

The Board of Directors adopted this Pet Policy Resolution at a duly called meeting called and held on the 6th day of September, 2016.

DATED this 6th day of September, 2016.

LA TIERRA CONDOMINIUM ASSOCIATION

By: Cowd A. Rice

Its: President

LA TIERRA CONDOMINIUM ASSOCIATION PET/ANIMAL REGISTRATION FORM

I, _____, owner of Unit(s) _____,
hereby notify the Board of Directors that the following pet/animal will reside in
my unit _____ Full time; _____ Part time:
[insert number of animals]
_____ pet(s); _____ *service animal(s); _____ *emotional support animal(s).

***SERVICE ANIMAL AND EMOTIONAL SUPPORT PET OWNERS SEE BELOW.**

PET/ANIMAL 1:

NAME OF PET/ANIMAL: _____; COLOR: _____

TYPE OF PET/ANIMAL: DOG _____, CAT _____, OTHER _____

BREED OF PET/ANIMAL: _____; WEIGHT: _____

GENDER: MALE _____ FEMALE _____

AGE: _____; NEUTERED/SPAYED: _____; LICENSE #: _____

I HAVE RECEIVED A COPY OF THE LA TIERRA CONDOMINIUMS PET POLICY AND I
AGREE TO ABIDE BY THE RULES CONTAINED THEREIN.

*I FURTHER AGREE THAT I HAVE PROVIDED THE ASSOCIATION WITH
DOCUMENTATION TO SUPPORT MY NEED FOR MY SERVICE ANIMAL/EMOTIONAL
SUPPORT PET.

SIGNATURE: _____; DATE: _____

APPROVED BY: _____; DATE: _____

PET/ANIMAL 2:

NAME OF PET/ANIMAL: _____; COLOR: _____

TYPE OF PET/ANIMAL: DOG _____, CAT _____, OTHER _____

BREED OF PET/ANIMAL: _____; WEIGHT: _____

GENDER: MALE _____ FEMALE _____

AGE: _____; NEUTERED/SPAYED: _____; LICENSE #: _____

I HAVE RECEIVED A COPY OF THE LA TIERRA CONDOMINIUMS PET POLICY AND I AGREE TO ABIDE BY THE RULES CONTAINED THEREIN.

*I FURTHER AGREE THAT I HAVE PROVIDED THE ASSOCIATION WITH DOCUMENTATION TO SUPPORT MY NEED FOR MY SERVICE ANIMAL/EMOTIONAL SUPPORT PET.

SIGNATURE: _____; DATE: _____

APPROVED BY: _____; DATE: _____