



Pet Rules and Regulations Resolution

THE OAKS CONDOMNIUM ASSOCIATION A TEXAS NON-PROFIT CORPORATION

Whereas, The Board of Directors of the Association believes it is necessary to amend the policy regarding the pet rules and regulations:

NOW THEREFORE, BE IT RESOLVED, the following policy be and is hereby adopted by the Board of Directors.

1. No unit can have more than two (2) pets at any time. Dogs, cats, birds and fish are the only pets allowed. Fish are specifically exempted from the maximum allowable number of pets. Snakes and other "wild animals", as defined in sec. 6-52 of the Houston City Code, are specifically prohibited. The Oaks of Woodlake Pet Rules & Regulations shall follow the City of Houston guidelines set forth in the Houston City Ordinance Leash Law and Federal ADA Regulations.
2. No pet weighing over thirty (50) pounds, or any pet which will weigh over thirty (30) pounds at full maturity, shall be allowed.
3. All residents at The Oaks of Woodlake must fill out and sign a "Pet Registration Form" for each pet and have it on file at The Oaks Management office.
4. A fee of \$50.00 per pet will be collected from each pet owner at the time of the completion of the Pet Registration Form. A Pet I.D. tag will be issued upon payment of the fee and completion of the form. All future Oaks residents must fill out this form regardless of whether they have a pet and regardless of whether they are resident owners or renters.
5. No dog or cat shall be allowed outside the confines of a unit unless it is wearing the pet I.D. tag and must be on a leash attended by a person of at least twelve (12) years of age as defined in the City of Houston Leash Law. **DOGS MUST NOT BE TETHERED TO A STAKE, TREE, SHRUB, POST, BUILDING OR ANY OTHER TYPE OF STRUCTURE OR OBJECT.**
6. All dogs and cats must have current rabies and license tags.
7. Any animal on the property without an Oaks Tag or in violation of the City ordinance will be turned over to Harris County Animal Control.
8. Pet owners or caretakers are responsible for cleaning up all excrement from the pet in their control and allowed to go only in specific areas. No food will be left outside for pets.
9. **THE BOARD OF DIRECTORS HAS SPECIFICALLY INSTRUCTED THE MANAGEMENT STAFF NOT TO DISTRIBUTE PARKING DECALS UNLESS THE "PET REGISTRATION FORM" HAS BEEN COMPLETED AND SIGNED AND THE FEE HAS BEEN PAID, IF APPLICABLE.**
10. The owners of pets that are considered to be a menace, nuisance, annoyance, or hindrance or which demonstrate any sort of threat to other residents will be fined according to the Pet Fine Resolution.

11. The Oaks of Woodlake Management Staff is charged with the responsibility of distributing copies of the "Pet Rules and Policies" to all current and future owners and renters, at the address shown on the records in the management office.
12. Any animal on the property without an Oaks Tag, beginning March 21, 2011, will be grandfathered provided the owners bring their pet to the office and buy the tag before April 15. After the date, the owner of a pet on the property over the WEIGHT LIMIT, WITHOUT AN OAKS TAG will be fined according to the Pet Fine Resolution.
13. The Pet Fine Resolution states that if a resident is in violation of the Pet Rules, a warning letter will be sent to the homeowner. If after the initial warning letter the resident does not comply, a fine of \$50 will be imposed on the owner. For each infraction per month thereafter, the fine will increase an additional \$50 each month the infraction continues (i.e. \$50, \$100, \$150).

TO CERTIFY WHICH, witness my hand this 15th day of April, 2011

THE OAKS CONDOMINIUM ASSOCIATION

By: Jan Laatsch
Jan Laatsch, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on 15th day of April, by Jan Laatsch, Secretary of the Oaks Condominium Association, Inc. on behalf of said corporation.

Margarita Garza Hernandez
Notary Public in and for the
State of Texas

