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05/06/2011 RP2 \$20.00

# THE OAKS CONDOMINIUM ASSOCIATION

A TEXAS NON-PROFIT CORPORATION

## PET RULES AND REGULATIONS RESOLUTION

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 (30) 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.

This document is being recorded as a  
**COURTESY ONLY** by Butler & Hailey, P.C.  
without review and without liability,  
expressed or implied.

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 that 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 15<sup>th</sup> day of April, 2011

THE OAKS CONDOMINIUM ASSOCIATION

By: Jan Laatsch  
Jan Laatsch, Secretary

Jan Laatsch  
 COUNTY CLERK  
 HARRIS COUNTY TEXAS

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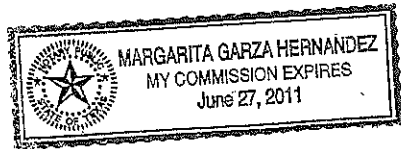
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STATE OF TEXAS  
COUNTY OF HARRIS

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

Margarita Hernandez  
Notary Public in and for the  
State of Texas



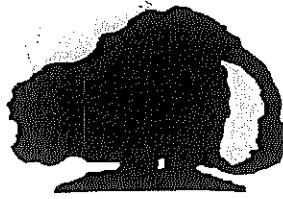
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas.

MAY - 6 2011



Stan Stewart  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

Return to:  
**Butler & Halley, P.C.**  
8901 Gaylord Street, Suite 100  
Houston, Texas 77024



THE OAKS CONDOMINIUM ASSOCIATION  
 A TEXAS NON-PROFIT CORPORATION  
**PET RULES & REGULATIONS**

1. No unit owner may 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. Oaks of Woodlake Pet Rules & Regulations shall follow the City of Houston guidelines set forth in the Houston City Ordinance Leash Law. \*
2. No pet weighing over twenty (20) pounds, or any pet which will weigh over twenty (20) 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 acquired 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. Pet owners or caretakers are responsible for cleaning up all excrement from the pet in their control.
8. A duly completed and signed "Pet Registration Form" must accompany all lease or sale contracts submitted for approval by a member of the Board of Directors for the Oaks. **NO MEMBER OF THE BOARD OF DIRECTORS IS AUTHORIZED TO APPROVE ANY LEASE OR SALE CONTRACT UNLESS A COPY OF THE "PET REGISTRATION FORM" ACCOMPANIES THE CONTRACT AND THE FEE HAS BEEN PAID, IF APPLICABLE. THE MANAGEMENT STAFF HAS BEEN SPECIFICALLY INSTRUCTED NOT TO ASSIGN RESERVED CAR SPACES OR DISTRIBUTE PARKING DECALS UNLESS THE "PET REGISTRATION FORM" HAS BEEN COMPLETED AND SIGNED AND THE FEE HAS BEEN PAID, IF APPLICABLE.**
9. No pets shall be allowed that are considered to be a menace, nuisance, annoyance, or hindrance or which demonstrate any sort of threat to other residents.
10. The Oaks of Woodlake Management Staff is charged with the responsibility of distributing copies of both the "Pet Registration Form" and the "Pet Rules and Policies" to all current and future owners and renters, at the address shown on the records of the management staff.

*\*RULES 1,2 AND 4 DO NOT APPLY TO PETS WHICH WERE ON THE PROPERTY AS OF MAY 1, 1990 AND REGISTERED BY AUGUST 1, 1990.*