

FOUR OAKS NEIGHBORHOOD CONDOMINIUM ASSOCIATION, INC.

RESOLUTION PERTAINING TO UNATTENDED DOGS

WHEREAS, Article IX, Section 1(d) of the By-Laws provides that the Board of Trustees has the power to adopt, amend, and publish rules and regulations covering the personal conduct of the Members; and

WHEREAS, Article IV, Section 4.10 of the Master Deed provides the Association with the authority to impose a special charge of not more than \$50 for each violation; and

WHEREAS, Article III, Section 4 of the By-Laws provides that the Board may suspend the membership rights of person for violating rules and regulations for a period not to exceed 30 days for any single violation; and

WHEREAS, the Association's Rules and Regulations permit Unit Owners to keep dogs as pets so long as they follow the adhere to the Rules and Regulations regarding pets; and

WHEREAS, the Rules and Regulations prohibit any dogs from being "left tied or unattended outside any dwelling, including decks, patios and open garages"; and

WHEREAS, there has been confusion over the intention of the word "unattended" as used in the Rules and Regulations and the Board now deems it necessary to establish its meaning by way of this Resolution; and

NOW, THEREFORE, BE IT RESOLVED, that the following is adopted:

1. Dogs must be on a leash at all times when outside the premises of a Unit Owner's home.
2. Dogs must be attended by a resident of the community at least fourteen (14) years in age when outside of any dwelling, including decks, patios and open garages at all times.
3. 'Attended' for the purposes of these rules shall be defined as follows:
 - a. The resident must have complete control of the leashed dog at all times.
 - b. The resident must be in close proximity and within sight of the dog at all times.
 - c. Dogs are not permitted to be left alone on decks, patios, porches, open garages or upon any other Common or Limited Common Element without being accompanied by the resident in the same physical area. For example, a dog may not be left alone on a deck without a resident also physically on the deck

with the dog. The resident may not leave the dog on the deck and remain inside the unit.

4. Failure to abide with the entirety of this Resolution shall result in the posting of a \$50.00 fine to the Unit Owner's account. So long as the fine remains unpaid, the Unit Owner shall not be considered a member in good standing and all amenities of the community shall be denied to the tenant.

This Resolution is adopted this 5th day of 2014, 2013, by the Board of Trustees of Four Oaks Neighborhood Condominium Association, Inc.

ATTEST:

**FOUR OAKS NEIGHBORHOOD
CONDOMINIUM ASSOCIATION, INC.**

Janet Kuhn
_____, Secretary

Carol D. Zittschell
_____, President

I certify that the vote for this Resolution was as follows:

Trustee	Yes	No	Abstain	Absent
<u>Carol D. Zittschell</u> , President	✓			
<u>LYNNE HOGE</u> , Vice President				✓
<u>Janet Kuhn</u> , Secretary	✓			
<u>BRUCE SCHUNDLER</u> , Treasurer				✓
<u>Mark Scherby</u> , Trustee	✓			

Janet Kuhn
_____, Secretary