

WILLOWBRIDGE HOMEOWNERS ASSOCIATION, INC.
PET POLICY

Pursuant to the Texas Non-Profit Corporation Act, the following Resolution is hereby adopted by the undersigned, being all of the members of the Board of Directors (the "Board") of Willowbridge Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Willowbridge (the "Declaration") dated July 22, 1992, and recorded on July 23, 1992, in the Real Property Records of Harris County, Texas, under Clerk's File No. N779212, encumbers the real property known as the Willowbridge Subdivision (the "Subdivision") and being more particularly described therein, to the covenants, conditions, restrictions, easements, liens, charges, assessments and equitable servitudes set forth in the Declaration; and

WHEREAS, the Association was established to be the governing entity under the Declaration; and

WHEREAS, Article VII, Section 7.11(H) of the Declaration provides the Board may adopt rules and regulations concerning animals, including rules and regulations which are more restrictive than the provisions contained in the Declaration; and

WHEREAS, Article VII, Section 7.11(H) of the Declaration further provides that if the Board receives any complaint that an animal constitutes an unreasonable annoyance, danger, inconvenience or nuisance, the Board shall forward to the owners of such animal a notice of the complaint and give the owner an opportunity for hearing and if the Board finds that such animal constitutes an unreasonable annoyance, danger, inconvenience or nuisance, the Board may require that such animal be removed from the Subdivision; and

WHEREAS, Article IV, Section 4.08 of the Declaration provides that the Board may adopt, publish and enforce rules and regulations governing the Subdivision, the use and enjoyment of the common area, the recreational common area and any facilities thereon, and the personal conduct thereon of the owners, their guests, invitees, members of their families or households and tenants and that any such rules and regulations will not be effective until written notice thereof has been given by mailing a copy thereof, postage prepaid, at least ten (10) days before the effective date of the rules and regulations, to the owner's address last appearing on the books of the Association; and

WHEREAS, the Board finds that there is a need to establish rules and regulations for animals within the Subdivision.

NOW, THEREFORE, BE IT RESOLVED, that the following rules and regulations are adopted by the Board for the control and maintenance of animals in the Subdivision and these rules

and regulations are to be known as the “Pet Policy” of the Subdivision and serve as rules and regulations in connection with the discharge of the Association’s responsibilities regarding animals in the Subdivision:

1. **POLICY OBJECTIVE.** This Pet Policy has been established to provide for an orderly means of animal control in the Subdivision in an attempt to facilitate cooperation by all residents for the betterment of the Subdivision.
2. **ANIMAL RULES AND REGULATIONS.**
 - (1) Loose Dogs. The City of Houston and the Association have a leash law. **ALL DOGS MUST BE LEASHED AT ALL TIMES WHEN IN THE COMMON AREAS OR MUST BE KEPT WITHIN THE CONFINES OF THE DOG OWNER’S FENCED YARD. THERE ARE NO EXCEPTIONS. THE ANIMAL CONTROL AUTHORITIES WILL BE NOTIFIED OF UNLEASHED DOGS WITHOUT WARNING OR NOTICE TO THE OWNER OF THE DOG.**
 - (2) Pet Maintenance. Excessive noise, unsanitary conditions, offensive odors, or disruptive pet behavior will not be permitted. Pets are not to be bathed outside in the common areas. All animal waste should be promptly removed and no dogs may be permitted to soil any area within the Subdivision not within the confines of the dog owner’s fenced yard without the owner of the dog being prepared to remove the waste at the time of the occurrence. (To be prepared to remove the waste, a “pooper scooper” or other device and a bag to seal and dispose of such waste must be carried.) Pets are not permitted in the Subdivision’s community swimming pool(s).
 - (3) Type and Number of Pets. No animal, except household pets, shall be kept or housed within the Subdivision. Such pets may not be bred for any commercial purpose. No more than a total of three (3) cats or three (3) dogs or a combination thereof to total three (3) (except for newborn offspring, of such household pets which are under nine months old) and a reasonable number of other household pets (such as fish and birds) per lot is allowed. No savage or dangerous animals shall be kept or housed within the Subdivision. Pets which have a history of harming other pets or residents in the Subdivision are not allowed in the common areas and must be

kept within the confines of the pet owner's home or fenced yard.

(4) Indemnification. Any resident who causes an animal to be brought or kept within the Subdivision shall indemnify and hold harmless the Association for any loss, damage or liability which the Association may sustain as a result of the presence of such animal within the Subdivision. The pet owner shall be responsible for repairs of any and all damage or loss resulting from the acts of his or her animal while kept within the Subdivision.

(5) Handicap Accommodation. The above rules do not apply to pets reasonably required as aids to accommodate handicap persons.

3. **ENFORCEMENT.** Please remember that the Association has the authority under the Declaration and Texas law to enforce these rules and regulations. The Board reserves the right to take any authorized action against any owner or resident that is in violation of these rules and regulations. These measures may include, but are not necessarily limited to filing a lawsuit against the owner or resident for injunctive relief, as well as damages and statutory fines. Additionally, the Board reserves the right to charge a fine as provided in these rules and regulations after complying with the notice provisions set forth herein. Obviously, the Board does not desire to engage in the expense and aggravation which litigation entails; however, if an owner or resident chooses to not adhere to these rules and regulations, the Board will enforce this policy. Please comply with this rules and regulations and any unnecessary problems can be avoided.

4. **NOTICES, FINES AND PET REMOVAL.** Upon notice of a violation of these rules and regulations, the Association will, through its managing agent, forward written notice thereof to the owner in violation. If a violation is committed by a tenant or guest of an owner or the guest of a tenant, written notice shall also be forwarded to the tenant. All notices of violation shall be forwarded to the appropriate owner at the most current mailing address provided to the Association by such owner. Notice to the tenant will be sent to the lot. The Association, through the Board, reserves the right to levy fines (without waiving the Association's right to pursue damages, injunctive relief or statutory penalties) against an owner for violating any of the terms and conditions of these rules by the owner or the owner's children, family, employees, agents, invitees, servants, renters and any other individuals the owner may allow within the Subdivision. Prior to levying any such fines or charging the owner for property damage or requiring the removal of the

animal from the Subdivision, the Association will give such owner notice which (i) describes the violation or property damage and states the amount of the proposed fine or damage charge; (ii) states not later than the fifteenth (15th) day after the date of the notice, the owner may request to be heard by the Board, orally or in writing, not less than five (5) days before the effective date of the proposed action; and (iii) allows the owner a reasonable time, by a specified date, to cure the violation and avoid the fine and the proposed action unless the owner has been given notice and a reasonable opportunity to cure a similar violation within the preceding twelve (12) months. The amount of the fine to be levied is \$100.00 for each violation. If the violation continues to exist after the time stated in the notice to remove the violation (as evidenced by additional complaints from owners in the Subdivision), an additional fine of \$100.00 per month shall be levied if the violation continues.

IT IS FURTHER RESOLVED THAT, this Pet Policy replaces and supersedes in all respects all prior resolutions with respect to rules and regulation effecting animals by the Association and is effective October _____, 2001, to remain in force and effect until revoked, modified or amended by the Board.

Glen Telge, Director

Alton Frailey, Director

Andrew Mears, Director

Darin Weinheimer, Director