

**HILLER HIGHLANDS FOUR ASSOCIATION
30 Schooner Hill
Oakland, CA 94618-2335**

Rules and Regulations – Pets

The following pet rule is established pursuant to the Declaration of Covenants, Conditions and Restrictions ("CC&Rs") recorded on June 2, 1972, with the Recorder of Alameda County, California, on reel 3147, image 435:

Whereas the CC&Rs require Hiller Highlands Four Association ("Association") to enforce the provisions of the CC&Rs; and

Whereas various provisions of the Declaration of Covenants, Conditions and Restrictions ("CC&Rs") gives the Association the power to adopt reasonable rules for the regulation of the use of the project referred to in the CC&Rs; and

Whereas various provisions of the CC&Rs gives the Association the power to adopt reasonable penalties for violation of the CC&Rs and the rules and regulations adopted pursuant to the CC&Rs; and

Now, therefore, the Board of Directors of the Association does hereby establish the following Rules and Regulations and Penalties:

RULES AND REGULATIONS

1. The provisions of these rules apply to owners, residents, tenants (renters) and guests.
2. Owners shall provide their tenants and guests with notice of these pet rules and regulations and shall be responsible for payment of fines and penalties assessed for violations by their tenants or guests.
3. No dogs, cats, birds or other animals of any kind shall be kept, maintained, raised or bred for commercial purposes.
4. The maximum number of animals per lot (residence) is two (2).
5. No exterior structure for the care, housing or confinement of any animal is allowed.
6. No person shall keep an animal that habitually howls, barks, or disturbs the peace.
7. No animal shall be left unattended on exterior decks or patios.
8. All dogs must be securely confined within the premises or be on a leash at all times and must be controlled by a responsible person, including when in common areas.
9. All premises where animals are kept must be clean and sanitary and not create an odor, insect or vermin problem.
10. The owner of each animal shall be responsible for immediately removing and properly disposing of any waste introduced to any portion of the Hiller Highlands Four Association by such pet. **Owners must pick up after their pets.**
11. Each owner, resident or any other person bringing or keeping an animal within Hiller Highlands Four Association shall be absolutely liable to the Association and all other persons for any injury or damage to persons or property caused by the animal.

PENALTIES

Any person who violates or permits a violation of these Rules shall pay the Association a penalty of forty dollars (\$40.00) after written notification to said member for each violation.

Notice shall be delivered by U.S. Mail.

Payment of penalty is due and payable 48 hours after mailing of the notification of the penalty.