

COUNTRYSIDE PROPRIETARY
RESOLUTION NO. 230

RULES AND REGULATIONS REGARDING
PETS

WHEREAS, Article III, Section 3c(2) of the Covenants and Restrictions of the CountrySide Proprietary grants the Board of Directors the authority to establish rules and regulations for the use of property; and

WHEREAS, Article VI, Section 6b (2) of the Covenants and Restrictions of the CountrySide Proprietary states: Pets shall be attended at all times and shall be registered, licensed and inoculated as may from time to time be required by law. Pets shall not be permitted upon the common areas unless accompanied by a responsible person and unless they are carried or leashed. The Board of Directors shall have the right to adopt such additional rules and regulations regarding pets as it may from time to time consider necessary or appropriate; and

WHEREAS, for health, safety, welfare, comfort and convenience of all Owners of the CountrySide Proprietary, the Board wishes to establish uniform regulations for the keeping of pets;

NOW, THEREFORE, BE IT RESOLVED THAT the following requirements, procedures, and restrictions be imposed on pet owners and providers:

- I. REQUIREMENTS AND RESTRICTIONS:
 - a. Pet owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the Common Areas.
 - b. Pets shall not be permitted upon Common Areas unless they are carried or on a leash.
 - c. No pet may be leashed or tied to any stationary object on the Common Areas and left unattended.
 - d. No pet may be tied to an area of the owner's property so it is allowed to roam onto Common Areas.
 - e. Pet owners shall be held responsible for any property damage, injury or disturbances their pets may cause or inflict.
 - f. All pets must have and display evidence of all registrations and inoculations.
 - g. Every female pet, while in heat, shall be kept restrained by its Owner in such a manner that she will not be in contact with another pet, and not create a nuisance by attracting other animals.

II. PROHIBITIONS:

The following shall be grounds for complaint and finding of a violation:

- a. Pets running at large;
- b. Pets damaging, soiling, defecating on or defiling any private property (other than that of such pet's owner, unless it violates Section II (c) hereof), or the Common Areas;
- c. Pets causing unsanitary, dangerous, or offensive conditions;
- d. Pets making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the Property;
- e. Causing or allowing any pet to molest, attack, or otherwise interfere with the freedom of movement of persons on the Common Areas, to chase vehicles, to attack other pets, or to create a disturbance in any other way;
- f. Failing to restrain any female animal in heat preventing the attraction of other animals;
- g. Using a vehicle as a kennel or a cage.
- h. Violation of any Requirement and Restriction in Section I.

III. PROCEDURES FOR SOLVING PET PROBLEMS:

Any Owner concerned with a pet-related problem should do the following:

- a. Attempt to arrive at a solution to the problem with the pet owner in a courteous and helpful manner.
- b. If personal attempts at a solution fail, then a written complaint should be filed with the Proprietary Managing Agent. Documentation should include identification of the pet(s) involved, a complete description of the problem or disturbance, and dates and times of disturbances (whenever possible), as well as the address of the property.
- c. The Managing Agent for the Proprietary shall draft a letter of complaint and mail it to the address of the owner of the pet(s).
- d. Suspect stray pets should be reported to Loudoun County Animal Control prior to contacting the CountrySide Managing Agent.
- e. All bites, attacks by pets, or diseased animals should be reported to Loudoun County Animal Control prior to notifying the CountrySide Proprietary Managing Agent.
- f. Penalties for violation(s) of applicable Loudoun County Ordinances may be enforced without regard to any remedies pursued by the CountrySide Proprietary.
- g. In the event of emergencies, the parties may take any actions deemed prudent to resolve the emergency without regard to the above procedures. A written report should be made to the Managing Agent of the Association.

IV. HEARING AND OR MONETARY SANCTIONS:

The alleged violator(s) will be mailed a notice of a hearing that will be before the Board of Directors, and whereby will be given the opportunity to present his or her case.

The hearing shall be conducted according to the Virginia Property Owners' Association Act, Section 55-513 (b), Adoption and Enforcement of Rules.

The Board of Directors may impose the following sanctions against a violating owner(s):

- I. Levy a monetary charge in an amount not to exceed the allowable amount(s) under the Virginia Property Owners' Association Act;
- II. Require the removal of the offending pet(s) from the CountrySide Community;
- III. Require that the offending pets(s) not be allowed on Common Areas;
- IV. Such other sanctions as may be appropriate.

Book of Minutes:

ATTEST:

SECRETARY: Becky Wellhouse

PRESIDENT: Boyd D. Garrett, Sr.

DATE

DATE

CORPORATE SEAL: