

FLYNN'S CROSSING HOMEOWNERS ASSOCIATION

POLICY RESOLUTION #02-03-01 (Rules and Regulations Regarding Pets)

WHEREAS, Chapter 612 of the Loudoun County Code provides regulations for animal control:
and

WHEREAS, Article IV, Section 4.1 of the Association Bylaws provides the Board of Directors with the power to perform acts, as may be reasonably necessary or appropriate, to enforce or effectuate any provision of the Governing Documents; and

WHEREAS, for the health, safety, welfare, comfort, and convenience of all homeowners, the Board wishes to establish additional regulations for the keeping of pets; and

WHEREAS, it is the intent that this Resolution shall be applicable to all homeowners in the Flynn's Crossing Homeowners Association and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors; and

NOW, THEREFORE BE IT RESOLVED THAT the following pet policies be adopted by the Board:

I. GENERAL PET GUIDELINES

A. Pet Categories - Pets shall be categorized as follows:

1. Ordinary House Pets - Shall include dogs, cats, caged domestic birds, hamsters, gerbils, guinea pigs, aquarium fish, small turtles, and domesticated rabbits, mice and creatures normally maintained in a terrarium or aquarium. All ordinary house pets are permitted, subject to the guidelines in this resolution.
2. Unusual House Pets - Shall include, without limitation, those animals not generally maintained as pets including any reptiles, anthropoids, felines other than domesticated cats, canines other than domesticated dogs, rodents, mammals, birds, and other creatures other than those listed in subsection 1 above, or not maintained in a terrarium or aquarium. Unusual house pets are prohibited.

B. Number of Pets - Residents are permitted to maintain a reasonable number of ordinary house pets per unit.

II. REQUIREMENTS AND RESTRICTIONS

- A. Pet owners are responsible for the immediate removal and proper disposal of animal waste on all portions of private properties and common areas:
- B. Pets shall not be permitted upon the common areas of the association unless they are carried or leashed;

- C. No pet may be leashed to any stationary object on the common area without adult supervision;
- D. Pet owners are responsible for any property damage, injury or disturbances their pet may cause or inflict;
- E. Commercial breeding of pets within the association is prohibited;
- F. All pets must have and display, as appropriate, evidence of all required registrations and inoculations;
- G. Every female dog, while in heat, shall be kept confined in the unit by its owner in such a manner that she will not be in contact with another dog nor create a nuisance by attracting other animals; and
- H. No owner shall inflict or cause cruelty to any pet.

III. NUISANCES

The following shall be grounds for filing a complaint relative to a community nuisance:

- A. Pets running at large;
- B. Pets damaging, soiling, defecating on or defiling any property (other than the interior of pet owner's property) or the common elements;
- C. Pets causing unsanitary, dangerous, or offensive conditions;
- D. Pets making or causing noises of sufficient volume to interfere with other resident's quiet enjoyment of the community;
- 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 confine any female animal in heat to prevent the attraction of other animals;
- G. Using a vehicle as a kennel or cage.

IV. PROCEDURES FOR SOLVING PET PROBLEMS

- A. It is recommended that prior to beginning formal procedures, the owner concerned with a pet related problem should attempt to arrive at a solution to the problem with the pet owner in a courteous and helpful manner;
- B. To begin formal procedures, a written complaint must be filed with the Management Company Office. The complaint should document the problem as thoroughly as

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Pet Policy
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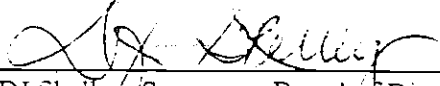
possible. Documentation should include identification of the pet(s) involved, a complete description of the problem or disturbance, and dates and times of disturbances (whenever possible) as well as a brief description of any informal attempts to solve the problem:

- C. The Association or its Managing Agent will first attempt to obtain an informal solution to the problem. If such a solution is not possible, the Managing Agent will refer the matter to the Board of Directors which may have offending pet(s) removed from the community upon ten (10) days written notice or charge monetary charges after a hearing is duly held in accordance with the Virginia Property Owner's Association Act;
- D. Suspected stray pets should be reported to the Loudoun County Animal Control and/or the Loudoun County Health Department officials; and
- E. All bites, attacks by pets, or diseased animals should be reported to both Loudoun County without regard to any remedies pursued by the Association.

This Resolution was approved on June 10th, 2002 by the Flynn's Crossing board of Directors. The voting went as follows:

<u>Title</u>	<u>Name</u>	<u>Approved</u>	<u>Disapproved</u>	<u>Abstained</u>
President	Daniel Cohn	X		
Vice President	James Overton	X		
Secretary/Treasurer	DJ Skelley	X		

6.10.02
Date of Approval



DJ Skelley, Secretary, Board of Directors
Flynn's Crossing Homeowners Association

As stated in Article X of the Association Bylaws, except as specifically provided otherwise in the Act or the Association Documents, all notices, demands, bills, statements or other communications under the Association Documents shall be in writing and shall be deemed to have been duly given if sent United States mail. With this in mind this resolution will be in effect on, and not before the date of June 10th, 2002.