

**ASSOCIATION OF UNIT OWNERSHIP OF
TANGLEWOOD HILLS CONDOMINIUMS**

Resolution of the Board of Directors

PET POLICY

WHEREAS:

1. Article 4, Section 4.2 of the Bylaws vest the Board of Directors with the power to exercise, for the Association, all of the powers and duties necessary for the administration of the affairs of the Association;
2. Article 4, Section 4.3.8 of the Bylaws empowers the Board of Directors to adopt and modify rules and regulations governing the conduct of persons and the operation and use of the units and common elements, as it may deem necessary or appropriate, in order to assure the peaceful and orderly use and enjoyment of the condominium property; and
3. For the benefit and protection of the Association and of the individual owners, the Board of Directors deems it necessary and desirable to establish a pet policy to ensure that its provisions bind owners, tenants, guests and other users with regards to maintaining guidelines for pet ownership and respect toward owners and tenants living in a condominium community.

RESOLUTION

LET IT BE RESOLVED THAT:

- I. There will be a two pet limit for each unit. Current residents who have more than 2 pets will be exempt, except that when a pet(s) dies, is given away, or in any other circumstance is no longer in the unit, the resident will then be subject to the two pet limit. A "pet" is a dog, cat, and small animals such as hamsters, rabbits or caged birds. No commercial breeding and raising of animals shall be allowed.
- II. All pets shall be registered with the Board and will be subject to Board approval. The pets shall be registered with the Board within 30 days of the Board passing this resolution.
- III. No pet can be confined in such a manner that the pet's health or well being would be endangered. This includes lack of food or water, attention or confinement with a dangerous animal.

- Dogs shall not be confined or left unattended with a leash or other tether in the common elements.
- Pets shall not be left unattended for 24 consecutive hours without supervision, food, water, shelter, etc.
- IV. Drivers who strike and/or injure an animal shall assist the animal and shall contact the owner, or if unknown or can't be reached, they shall contact the Board.
- V. Pet owners shall promptly remove dog feces or other exposed waste of their pets. Owners are financially liable for damage done by their pets to people and to property within the condominium complex (i.e. caused by digging, biting, chewing, etc.).
- VI. Dogs shall be leashed outdoors at all times; there will be no exceptions.
- VII. Dogs shall be licensed and vaccinated per Lake Oswego ordinances.
- VIII. Pets shall not cause unreasonable annoyance or disturbance at any time by barking, whining, howling, braying or other sounds that can be heard by another unit.
- IX. The HOA shall be held harmless from any loss or claim that results from keeping a pet within the condominium. The Board may order the removal of any problem pet at the owner's cost.
- X. Violations of the Pet Policy will result in fines under the Schedule of Fines.
- XI. A copy of this Resolution shall be sent to all Owners at their last known address.

Dated this ____ day of June, 2006

ATTEST:

Babe O'Sullivan, Chairperson,
Board of Directors

Lauranell Scarfo, Secretary
Board of Directors