

LANTANA RIDGE PROPERTY OWNERS ASSOCIATION, INC.

PET RULES

In addition to other pet restrictions created under the Lantana Ridge Declarations and any other rules, regulations and policies of the Lantana Ridge Property Owners Association, Inc., the following rules shall apply with regard to pets:

1. No barking or loud noise. Owners are responsible for ensuring that pets do not bark excessively or otherwise create excessive noise that unreasonably disturbs the peaceful enjoyment of neighboring lots and common areas. This restriction applies irrespective of whether the pet at issue is located on a common area, on a lot, within a residence, or otherwise.
2. Pets must be kept under control. Owners are required to restrict the movement of pets to their individual lots (*see* Declaration §5.15). Owners are permitted to walk their dogs or otherwise have pets on the common areas only in the event that such pets are on a leash or otherwise under the direct control of the pet's owner. (*See also* Park, Amenities and Common Area Rules – Rule No 7.)
3. Clean up. Owners are required to immediately clean up pet excrement on any common areas or lots belonging to other owners. Additionally, lots are required to be kept reasonably clean of excrement to prevent undue odor or other unsanitary conditions.
4. Board's discretion. The Associations' Board of Directors shall have the sole discretion to determine on a case-by-case basis whether these Pet Rules, or any other Association rules or policies, have been violated.
5. Rules apply to all occupants; owners responsible. Family members, tenants, guests, invitees and other occupants of individual lots are required to comply with these Pet Rules and all other Association rules and policies in the same manner as lot owners. The related lot owner is responsible for violations of Association rules committed by these third parties, including any fines or other related enforcement action.
6. Enforcement. In the event of any violation of these Pet Rules or any other Association rules or policies, the Association may levy fines or take any other enforcement action authorized under the Lantana Ridge Declarations or the Association's Bylaws, rules or policies.