

Resolution 6 —Control of Animals

WHEREAS various Articles, including Article 14, Section 14.3 Powers and Duties, of the Declaration of Protective Covenants, Conditions, and Restrictions and Easements (Declaration), and Article 3, Section 3.7 Powers and Duties, and Article 7, Section 7.5(n) Association Rules and Regulations, of the Bylaws for Cottages at Hastings Green Condominium Association, a nonprofit corporation formed under the laws of the State of Oregon, provides for the Association to have authority to manage the affairs of the community and authorizes the Board of Directors of the Association to establish and promulgate rules and regulations;

AND WHEREAS, it is the intent of the Association to have rules that provide for a good neighbor policy, maintenance of a clean, healthy, and attractive community along with promoting harmony among all members, guests, and pets and adherence to all state and local laws;

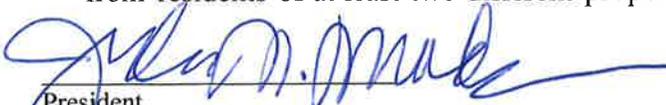
AND WHEREAS, it is the intent of the Board of Directors to ensure that owners who enjoy the privilege of keeping pets also accept the responsibility of preventing their pets from infringing on a neighbor's right of peaceful enjoyment.

NOW, THEREFORE, BE IT RESOLVED THAT the following procedures will be followed:

1. Pet owners are responsible for obeying local leash laws and for cleaning up after their pets along with proper disposal of animal waste.
2. Renters may be permitted to own pets at the discretion of the unit owner.
3. Acceptable pets will be common household pets, including dogs, domestic cats, birds or fish. Any uncommon household pets must be approved by the Board of Directors.
4. Dogs may be free in the common area if the owner is present and in control.
5. Each pet owner is responsible for any damage caused by his/her pet.
6. Pet owners must ensure that their pets do not disturb the neighbors.

NOW, THEREFORE, BE IT ALSO RESOLVED THAT the procedure to follow for an owner who is annoyed by a neighbor's legitimate animal is:

1. Contact the owner directly, expressing your concern, thus providing the animal's owner an opportunity to take immediate action to prevent any further disturbance.
2. If the preceding procedure does not bring about lasting results, contact the Association in writing and submit documentation detailing what contacts have been made, with whom, when, what was said and done, and what resulted from those contacts.
3. Documentation about an animal creating a nuisance or disturbance means a signed complaint submitted to the Board of Directors in writing. A copy of the complaint will be provided to the property owner if he or she requests it.
4. To reduce the possibility of a personal vendetta against a property owner by a single resident, the order to permanently remove an animal will not be sent unless signed complaints have been received from residents of at least two different properties.



President
Board of Directors
Association of Unit Owners
of Cottages at Hastings Green, A Condominium



Secretary
Board of Directors
Association of Unit Owners
of Cottages at Hastings Green, A Condominium

DATED this 2 of October, 2017