

REVISED PET REGULATIONS – 4/11/08

GROVELAND HOMEOWNERS ASSOCIATION

Pet Regulations

1.1 No animal, bird or reptile of any kind shall be raised, bred or kept by any owner or lessee ("Resident") in any residence within the area described as the Methodist Lakeside Assembly, (the "Property") a.k.a., Groveland Homeowners Association except the following may be allowed ("Permitted Pets") unless the Board of Directors of Groveland Homeowners Association finds a violation of these rules and orders removal.

a. Birds and fish kept in cages or aquaria, small indoor animals including, cats, but excluding all dogs.

1.2 Permitted Pets as described above and all regulations and enforcements also apply to any pets of relatives or guests of Residents which may occasionally be brought on the Property.

1.3 No Permitted Pet shall be allowed on any of the common property at any time. Permitted Pets may be transported across common property (including roads) only if restrained by leash or enclosed container, and then carried.

1.4 All Permitted Pets shall be kept indoors.

1.5 No Permitted Pet shall cause or create an unreasonable disturbance or unreasonable noise.

1.6 Dog Guides are exempt from these guidelines.

Dogs of Guests

2.1 Dogs of guests (limited to two dogs per Resident household) may be brought to the Property or Resident home. The dog must be in the custody of the guest and the guest must be present when the dog is at the Resident home. The Board may require the homeowner to provide evidence of the ownership of the dog.

2.2 "Dog sitting" or Resident caring for a dog in the absence of the dog owner is prohibited and subject to the fines set forth in Section "Enforcement of Regulations."

2.3 Guest's dog must be kept on a leash, under direct supervision, and is not to be outside without an attendant.

2.4 Guest's dog is to be kept mainly in the Resident's yard. When taken for a walk, the dog is not allowed at the swimming beach, in the lake, in the auditorium, or on the docks, except when going to or from a boat

2.5 Dog waste must be picked up immediately and disposed of appropriately. A \$100 fine will be levied against the Resident for non-compliance of Section 2.5, Dogs of Guests.

2.6 Guest's dog may be at the Resident property no longer than 7 days in any one month, unless there is prior board approval.

2.7 Any guest's dog that is deemed to be a nuisance by the Board can be forbidden from the Property. If the dog is deemed a nuisance because of biting or threatening actions, the Woodland Police will be called to remove the pet at the Resident's expense.

Enforcement of Regulations

3.1 Residents are responsible for assuring that their guests understand and adhere to these regulations. Residents are further responsible for all actions of the pets of their guests.

3.2 The Board will take action only on pet guideline infractions that are submitted in writing and signed.

3.3 Damage caused by any Permitted Pet or visiting dog/pet to any part of the common property shall be the responsibility of the Resident, and the Resident shall promptly pay all costs involved in restoring the damaged property to the condition before such damage occurred. Said costs, until paid, shall be an unpaid assessment and shall constitute a lien on the residential unit under Section 9 of the Declaration of Covenants and Restrictions.

3.4 Any Resident whose Permitted Pet or visiting dog/pet is in violation of any of these rules may be required to remove the Permitted Pet or visiting dog/pet at his or her expense after the Board of Directors has provided notice of the violation, the opportunity to be heard, and a decision finding cause for removal.

3.5 Residents or guests who do not follow the above guidelines will be given one (1) written notice and then fined \$100 at the next infraction. All fines will be assessed against the Resident homeowner. If not paid within 10 days, a lien will be sought and placed on the Resident homeowner property. For a second infraction of this rule, the Resident will be fined \$200. For a third infraction of this rule, the Resident will be fined \$500 and for each subsequent infraction at the same residence. The Resident has the right to be heard and to make an appeal to the board.

Appeal Process Any Resident receiving a Rules Violation Notice who believes no violation occurred, may submit a written explanation to the Board of Directors. The Resident will be given an opportunity for a hearing and no enforcement fee will be imposed until after the hearing.

3.6 In any proceedings arising out of an alleged failure of an individual residential unit owner, occupant or lessee to comply with the terms of the Pet Regulations, as amended from time to time, the Corporation shall be entitled to recover the costs of filing the lien, costs of foreclosing on the lien, reasonable attorney's fees and any other costs associated with the proceedings.