

SPRING CREEK CONDOMINIUM ASSOCIATION
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October 16, 2012

To: All Spring Creek Owners and Residents
From: Spring Creek Board of Directors
Re: Pet Rules and Regulations

Please be advised that Spring Creek will begin strictly enforcing the pet rules as specified in the Spring Creek Declarations and Rules and Regulations beginning January 1, 2013. This is in response to a **growing number of complaints of people not following the rules** as specified in the declarations. Each pet owner must complete a pet registration by January 1, 2013. Please **return your pet registration (included on reverse), along with proof of vaccinations, rabies tag number, and a photo of your pet**, to the Spring Creek Business Office by **January 1, 2013**.

As a reminder, here are the **DECLARATIONS** regarding pets at Spring Creek:

ARTICLE NINE: RESTRICTIONS

9.5 Pets and Animals. **“Each Unit is permitted to have no more than a total of one dog or cat, and one bird or other household animal;** provided, however, such pet or animal does not weigh in excess of **thirty-five (35) pounds**. Otherwise, no animals, reptiles, birds, rabbits, livestock, fowl or poultry of any kind shall be kept, raised or bred in any portion of the Condominium, except for those pets, birds or other household animals kept in a Unit which do not violate regulations established by the Board. **Pets shall not be allowed in the swimming pool area, tennis courts, recreation building, or the courtyards of the stacked-unit buildings,** and shall be allowed on the Common Elements or Limited Common Elements only if **securely leashed by a responsible-person**. There shall be no structures for such pets or household animals outside the unit at any time. **Owners are required to clean up after their pet** or household animal. **Owners agree to be responsible for damages to property or for injury done by their pet or household animal,** and agree to indemnify and hold harmless the Board, Association and other Unit Owners for such damage or injury. Neither this Section nor regulations adopted by the Board shall affect the rights of Unit Owners to keep such previously permitted pets or household animals for the life of such pet or household animal provided such pets or household animals have not become a nuisance. The Board is authorized to adopt such regulations as it deems reasonable and proper, including but not limited to the following: pet permits and revocation of same, limitations on pet size, designation of areas of the Common Elements permitted for pets, complaints and notification procedures, and fines and/or penalties applicable to pet regulations.”

Failure to follow the above mentioned rules regarding pets will result in a **\$25 fine for the first complaint/incident. Fines will increase in \$25 increments (\$25 first incident, \$50 second incident, etc.) and will not be waived for any reason.** Legal action will be taken after a total of \$500 in fines has been assessed. All legal costs will be the responsibility of the owner.

If you have any questions, please feel free to contact the office.

SPRING CREEK CONDOMINIUM ASSOCIATION

PET RULES AND REGISTRATION FORM

The Declaration of Condominium By-Laws reads as follows:

“Each Unit is permitted to have no more than a total of one dog or cat, and one bird or other household animal; provided however, such pet or animal does not weigh in excess of thirty-five (35) pounds.”

At all times, while on the common property, pet owners are required to keep their pet on a leash and to pick up after their pet.

Pet owners will be held responsible for repair and/or replacement of any lawn area or shrubbery destroyed as a result of their pet.

REGISTRATION

Pet Owner & Unit # _____

Type of Pet: _____

Breed: _____

Date of Vaccination: _____
(Proof of Vaccination must be attached & Rabies Tag #)

Age: _____

Color/Description: _____

Weight: _____

PHOTO

