

**BRAXTON PARK PROPERTY OWNERS ASSOCIATION**

**RESOLUTION NO. 2**

**PET POLICY**

**EFFECTIVE**

3/11/19

WHEREAS, Article III, Section 3 (c2) of the Declaration of Braxton Park Property Owners Association (hereinafter "Declaration" and "Association" respectively) grant the Board of Directors ("Board") the power to establish rules and regulations for the use of property as provided in Articles IV and VI; and

WHEREAS, Article VI, Section 1 (k) of the Declaration authorizes the Board of Directors to set forth further restrictions, limitation and requirements for the use, occupancy and appearance of Lots and Living Units; and

WHEREAS, Section 55-515 of the Virginia Property Owners' Association Act (Chapter 26 of the Code of Virginia, the "Act") charges all Lot owners and their tenants, guests and invitees with compliance with the Declaration, Bylaws, Rules and Regulations (the "Governing Documents") of the Association as amended; and

WHEREAS, for the health, safety, welfare, comfort and convenience of all residents, the Board wishes to establish regulations for the enforcement of the policy regarding pets set forth in the Rules and Regulations;

NOW, THEREFORE, BE IT RESOLVED THAT the following pet policies be adopted by the Board:

1. All dogs owned by the residents must be registered with Campbell County. All pets must have and display, as appropriate, evidence of all required registrations and inoculations.
2. Pet owners are responsible for the immediate removal and proper disposal of animal waste from all portions of the Common Areas and Lots within the Association.
3. Pets shall not be permitted outside of the home unless they are carried or leashed.
4. No pet may be leashed to any stationary object on the Common Area or Lot and left unattended.
5. Pet owners are responsible for any property damage, injury or disturbances their pet may cause or inflict.
6. Pets are not permitted within the pool area.
7. Owners who lease their townhome must require within the lease that the tenant comply with these regulations.
8. Pet doors leading to the outdoors are not permitted.
9. Any female pet while in heat shall be kept confined in the townhome by its owner in such a manner that she will not be in contact with another animal, nor create a nuisance by attracting other animals.

10. No pet may be permitted to become a nuisance to other owners. Nuisances shall be defined as, but not limited to:

- a. Pets running at large;
- b. Pets damaging, soiling, defecating on or defiling any private property or the Common Areas;
- c. Pets causing unsanitary, dangerous or offensive conditions;
- d. Pets making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the property.
- e. Causing or allowing any pet to attack, intimidate or otherwise interfere with the freedom of movement of persons on the Common Areas or their own Lot, to chase vehicles, to attack other pets, or to create a disturbance in any other way;
- f. Failing to confine any female animal in heat to prevent the attraction of other animals;

11. Suspected stray pets should be reported to the appropriate Campbell County Animal Control office .

12. All bites, attacks by pets, or diseased animals should be reported to the appropriate officials prior to notifying the Managing Agent.

#### BRAXTON PARK PROPERTY OWNERS ASSOCIATION

#### RESOLUTIONS ACTION RECORD

Duly adopted at a meeting of the Board of Directors held on Feb. 6, 2019.

Motion by: Freddy Black

Seconded by: LaVerne Stark

Officer	Title	Yes	No	Abstain	Absent
Debra Wooten	President	✓			
LaVerne Stark	Vice President	✓			
Freddy Black	Treasurer	✓			
Vernon "Rip" Wooten	Secretary	✓			
Teresa Hunter	Director	✓			
Bill Hunter	Director	✓			
Demond Bolden	Director				✓
Cassidy Williams	Director	✓			
Claire Paulette	Director	✓			