

LAUREL HILL COMMUNITY ASSOCIATION

POLICY RESOLUTION NO. 2006-04

Pet Policy

WHEREAS, Laurel Hill Community Association (“the Association”) is a property owners’ association organized and operating pursuant to the Virginia Property Owners’ Association Act, § 55-508, *et seq.*, Code of Virginia, (1950, as amended) (“Act”), and a Declaration of Covenants, Conditions and Restrictions for the Laurel Hill Subdivision located in Fairfax County, Virginia, which Declaration is of record in the land records of the Fairfax County Circuit Court, at Deed Book 13985 and Page 1665 ("Declaration"); and,

WHEREAS, Section 55-515 of the Act and the Declaration of Covenants, Conditions and Restrictions (hereinafter "Declaration") charge all Lot owners and their tenants, guests and invitees with compliance with the Declaration and all provisions of the Act; and,

WHEREAS, Section 55-513 of the Act and Article XI, Section 1(n) (*Powers and Duties of the Association*) of the Declaration confer upon the Board of Directors the power to establish, adopt and enforce rules and regulations with respect to the use of the common areas and with respect to such other areas of responsibility assigned to the Association; and,

WHEREAS, Article VI, Section 8 (*Restrictive Covenants*) of the Declaration states in pertinent part that only common household pets, defined as dogs and cats, may be kept or maintained on any lot, "provided that they are not kept, bred or maintained for commercial purposes and do not create a nuisance or annoyance to surrounding Lots or the neighborhood and are kept in compliance with applicable government ordinances"; and,

WHEREAS, Section 41.1-2-4 of the Fairfax County Code makes it unlawful for a dog to be off the premises of the owner without being restrained by a leash, cord or chain, and Section 41.1-2-6 requires under penalty of law that a dog's excrement be immediately removed from the property of another, including public places; and,

WHEREAS, it is the intent of the Board of Directors, by this resolution, to approve additional rules and regulations regarding the presence and keeping of pets within the Association, and that such rules and regulations shall be enforceable pursuant to Section 55-513 of the Act and the Declaration;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors, by the authority of the Act, the Declaration and this Resolution, hereby approves the following rules and regulations regarding pet ownership within Laurel Hill Community Association.

1. The Board of Directors shall have the right to assess a homeowner for any extraordinary costs of maintaining the common areas caused by the presence of a pet in violation of any provision of the Declaration or this Resolution (See # 9 below).
2. In accordance with the requirements set forth at Chapter 41.1 of the Fairfax County Code, all dogs over four months old must be annually licensed by Fairfax County and vaccinated against rabies. In addition, all dogs must have a license tag securely attached to a collar and worn whenever the dog is off the owner's property. Cats over four months old must be inoculated against rabies but are not required to be licensed
3. Except when on the owner's property, an animal must be carried or restrained by a dependable leash and controlled by a responsible person who is physically capable of maintaining effective control of restricting such a dog. No animal shall be allowed to run at large on public property, Laurel Hill Community Association common area, or the private property of others. (County Code Section 41-2-4)
4. No animal may be leashed, tied or tethered to any stationary object on the common area.
5. Pet owners are responsible for any property damage, injury, and disturbances their pet may cause or inflict.
6. No dog shall be permitted to bark, howl, or make other loud noises for such a time as to disturb their neighbors' rest or peaceful enjoyment of their home or the common area.
7. If a dog eliminates upon the common area or streets of the Association, the custodian of said dog shall immediately remove any excrement from the common area and properly dispose of the same in a sanitary manner. Owners shall not allow their animals to

eliminate upon any individual lot. If that occurs, the same clean-up requirement pertains.

8. Pet owners are responsible for any damage caused by repeated urination in the same area of the common areas. This repetition causes damage to grass and plants. The pet owner will be required to either repair the damage and/or to pay for replacement shrubbery, plantings and/ or sod in these areas.
9. The Board of Directors of the Association, at its discretion, may assess charges against owners for violation of these rules and regulations by the owner, or by the occupant of the owner's residence. A written warning will be issued by the Association for a first offense. A charge of \$25 shall be assessed for a second offense. Charges for subsequent violations shall be in the amount of \$50 per violation. Charges shall not be assessed until the owner is given notice and an opportunity to be heard pursuant to the provisions of the Virginia Property's Owner's Act.

Administrative Resolution 2006-01 "Due Process Policy" for Laurel Hill Community Association will apply as the guideline for procedural due process. A copy of the Resolution is available upon request from the Management Agent.

10. Penalties for violation of the local ordinance may be enforced by Fairfax County without regard to #9 above.
11. This Resolution shall be in force commencing July 1, 2006. Homeowners are responsible for informing visitors and tenants of this resolution and paying any charges that may be a result of a visitor and/or tenant's failure to abide by these rules and regulations.

LAUREL HILL COMMUNITY ASSOCIATION

RESOLUTION ACTION RECORD

Resolution Type: Regulatory/Policy No. 2006 -04

Pertaining to: Pet Policy

Duly adopted at a meeting of the Board of Directors of the Laurel Hill Community Association held 18 MAY, 2006.

Motion by: CHRISTINE MORAN Seconded by: GIB GOODWIN.

VOTE:

	YES	NO	ABSTAIN	ABSENT
<u>[Signature]</u> , Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Christine A. Moran</u> , Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Bill Smith</u> , Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> , Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>[Signature]</u> , Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST:

[Signature]
Secretary

5/18/06
Date

Book of Minutes - 2006

Book Resolutions:	Book No.	Page No.
Policy	_____	_____
Regulatory	_____	_____
Special	_____	_____
General	_____	_____

Resolution effective: July 1, 2006