

LAKWOOD PLACE TOWNHOME OWNERS (HOUSTON) ASSOCIATION, INC. PET POLICY

1. **POLICY OBJECTIVE.** This Pet Policy has been established to provide for an orderly means of animal control in an attempt to facilitate cooperation by all residents for the peace, health, safety and betterment of Lakewood Place community.

2. DEFINITIONS.

(a) Qualified Animal. A Qualified Animal includes a domesticated, non-dangerous cat or dog that is properly vaccinated and registered in accordance with local ordinances. Such cat or dog must also have a valid Harris County Veterinary Public Health Department license tag displayed on the collar worn by the dog or cat. (Harris County Public Health – Veterinary Public Health, Section 5) Other Qualified Animals include a guinea pig, ferret, hamster, and bird.

(b) Owner. An Owner includes any person who harbors, shelters, keeps, controls, manages, possesses or has part interest in any Qualified Animal. It is a rebuttable presumption that the occupant of any premises on which a Qualified Animal remains for a period of seven (7) days or to which it customarily returns daily for a period of seven (7) days is harboring, sheltering or keeping the aforementioned Qualified Animal and will be deemed the Owner of such Qualified Animal. If a minor owns a Qualified Animal, his or her parent or guardian is deemed the Owner of such Qualified Animal.

(c) Resident/Homeowner. Resident/Homeowner means the owner or resident of a unit in Lakewood Place community.

3. ANIMAL RULES AND REGULATIONS.

(a) Permitted Pets. Only Qualified Animals are allowed as pets in the Lakewood Place community.

(b) Type and Number of Pets. No Qualified Animals may be housed, raised, bred, or kept for commercial purposes or for food. All Qualified Animals must be registered, licensed and tagged for identification in accordance with local ordinances. A total of four (4) Qualified Animals may be kept as pets in any one (1) household. Of this total, no more than two (2) dogs are permitted. Provided however, an Owner who has up to four (4) dogs residing at his unit at the time this Policy is adopted may retain those dogs on the premises until such dogs are no longer living or the Owner moves from the Lakewood Place community. Each Owner who desires to keep more than two (2) existing dogs on the premises must immediately notify the Association in writing of the name, breed, weight, age, and color of each existing dog belonging to the Owner, and the date each dog was acquired by the Owner. This provision does not permit the replacement of an existing dog that exceeds the two (2) dog limit.

The total aggregate weight of all Qualified Animals must not exceed one hundred fifty (150) pounds; however, no one (1) Qualified Animal may weigh more than sixty (60) pounds.

No aggressive or dangerous animal may be kept or housed within Lakewood Place community. Any animal that becomes aggressive or dangerous must be permanently removed from the community.

(c) Control of Qualified Animals. Qualified Animals must be restrained on a leash or confined to the Owner's air conditioned home or fenced and attended backyard at all times. Qualified Animals may not roam free or be tethered at any time. All Qualified Animals on a leash must be under the complete physical control of a responsible and able adult using a hand-held leash that is no more than six (6) feet in length. Alternatively, a Qualified Animal may be confined to a pet carrier when attended by a responsible adult when outside the Owner's home or fenced backyard. The City of Tomball and the Association have leash laws which must be complied with at all times. Failure to comply with the leash laws may result in the imposition of fines and the removal of pet by animal control authorities. Animal

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