

control authorities may be notified of unrestrained animals without warning or notice to the Owner. There are no exceptions to an Owner's obligation to control his or her Qualified Animals.

(d) Guests with Pet(s). Residents/Homeowners are responsible for the pets of guests who visit their home. Such pets must be Qualified Animals, and they are subject to the same restrictions as resident pets. No pet(s) of a guest may stay in Lakewood Place community for more than fourteen (14) days in any one (1) year period.

(e) Pet Maintenance. Excessive noise, unsanitary conditions, offensive odors, or disruptive pet behavior are a nuisance and are not permitted. Excessive noise is defined as noise continuously and/or incessantly for a period of ten (10) minutes or intermittently for one (1) hour or more to the disturbance of any person at any time of day or night. Any pet with infection, parasite, fleas, or contagious illness of any kind is not allowed in any common area of Lakewood Place community. Pets are not to be bathed in the common areas. An Owner may not permit his or her Qualified Animal to defecate in any area of Lakewood Place community outside the Owner's fenced yard, unless the Owner removes the waste immediately. Bag dispenser stations and trash receptacles are located throughout Lakewood Place community.

(f) Indemnification. Any Resident/Homeowner who causes an animal to be brought or kept within Lakewood Place community shall indemnify and hold harmless the Association for any loss, damage or liability the Association may sustain as a result of the presence of such animal within the community. The Resident/Homeowner is responsible for any and all repairs, damage and/or loss resulting from the acts of his or her animal while it is in Lakewood Place community.

4. **ENFORCEMENT**. The Association has the authority under the Declaration and Texas law to enforce these rules and regulations stated in this Pet Policy. The Board reserves the right to take any authorized action against any Resident/Homeowner who violates this Pet Policy.

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