

FOUR-LEAF TOWERS COUNCIL OF CO-OWNERS

PET POLICY

1. The Pet Policy allows pets to be kept or housed in the Buildings when expressly permitted in writing by the Board or Managing Agent. Each Owner who desires to keep a pet in such Owner's Residence Unit shall complete a "Pet Registration Form" for permission to keep such pet.
2. The Board or Managing Agent should cause a copy of this Policy to be provided to all real estate agents and/or prospective buyers when a prospective buyer looks at Residential Units in the Buildings. Managing Agents are requested to advise realty agents to add this Policy information into their MLS listings as part of the disclosure process.
3. To promote the safety and health of all Four-Leaf Towers residents, permitted pets shall be limited to ordinary household pets defined as domestic dogs, domestic cats, caged domestic birds and aquarium fish. Aquarium size shall be limited to a 150-gallon capacity.

Under no circumstances shall any of the following creatures be kept or housed in the Buildings: rodents of any size or type; reptiles or any size or type; birds (including without limitation hawks or falcons), poultry, or fowl; canines and wolf-mixes other than domesticated dogs; felines other than domesticated cats; any exotic or endangered animal, including but not limited to monkeys, chimpanzees, or other primates; arachnids of any size or type; any domesticated wild animal or any animal customarily considered a farm animal such as sheep, goats, miniature horses, or pigs (including potbellied pigs).

The foregoing notwithstanding, dogs of the following breeds (or mixed dogs of such breed) shall not be kept or housed at Four-Leaf Towers: Pit bulls; Rottweiler; Doberman; Akita; Canary (Presa Canario); Chow Chow; Husky; Karelian Bear; Rhodesian Ridgeback; and Alaskan Malamute.

The foregoing restriction of dog breeds does not apply to a bona fide or certified Service Dog for which a recognized Service Training Documentation is provided and sufficient to demonstrate, in the Board's sole but reasonable judgment, that the dog has successfully completed a recognized program for the training of service animals.

The foregoing restriction of dog breeds and animals does not apply to bona fide Emotional Support Animals (“ESA”). In claiming an animal as an ESA, reliable documentation of the disability and disability-related need for the assistance animal must be submitted from a medical doctor or treating therapist who can establish the disability and need for the assistance animal. Management and or the Board must thereafter provide an individualized assessment of the specific assistance animal to determine if the animal poses a direct threat of harm or would cause substantial property damage and be otherwise guided by HUD guidelines, laws and policies as may exist at the time.

4. Absent express permission from the Board, no Residential Unit may house more than two (2) pets at any one time, both of which must be of a permitted type.
5. Commercial breeding of any pet housed or kept at Four-Leaf Towers is prohibited.
6. All dogs and cats housed at Four-Leaf Towers must be licensed and vaccinated for rabies as required by the City of Houston Municipal Code (the “Ordinance”), both when application is made to house the dog or cat at Four-Leaf Towers and continuously thereafter. No more often than once per calendar year, the Board may require that Owners housing a dog or cat at Four-Leaf Towers provide to the Managing Agent documentation that the pet is currently licensed as required by the Ordinance.
7. At all times when in Common Elements, including without limitation outdoors on Four-Leaf Towers grounds, pets must be continuously under the physical control of a responsible human companion at least fourteen (14) years old and either carried or tethered to a hand-held leash no more than six (6) feet in length except when in the Dog Run. Upon entering or exiting Buildings, the service hallways and service elevators, the hand-held leash should be shortened to at least three (3) feet in length to ensure control and reduce interaction with residents and other pets. When transporting pets to and from Owner’s Residential Unit, pets must be carried, confined in an enclosed carrier, or restrained by a leash and Owners shall use the freight elevator and service corridor for this purpose. On a limited and necessary basis, a pet may be transported on the garage access elevator but only if the animal is able to be confined in an enclosed luggage-type pet carrier for transport to a private car.
8. All residents, including guests, family, or other agents such as dog walkers, housekeepers or attendants are required to pick up the solid waste from their dogs. Appropriate receptacles for such waste are located in the back of each Tower and in the dog run. If a physical disability prevents any resident from compliance with this Policy, they are to notify management.
9. If a pet disturbs other Four-Leaf Towers residents by barking or biting or in other ways becoming obnoxious, the Board or the Managing Agent will give written notice to the Owner of such pet to cause such annoyance to be discontinued and corrected. If such annoyance is not promptly discontinued and corrected, the Board may revoke its permission to keep the pet in either of the Buildings and its Owner shall remove the pet from the Buildings.

Without limiting the foregoing, the Board has identified the following situations in which a pet is deemed to be an annoyance for the purposes of this Policy:

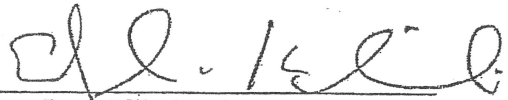
- (i) The pet causes personal injury or property damage.
- (ii) The pet makes noise continuously, day or night, disturbing another resident.
- (iii) When in a common area, the pet is not consistently and continuously under the physical control of a responsible human companion and either carried or tethered to a hand-held leash no more than six (6) feet in length;
- (iv) The pet relieves itself on walls or floors of the common areas;
- (v) The pet's Owner or Owner's agent fails to collect and dispose properly of the pet's solid waste;
- (vi) The pet exhibits aggressive or other potentially dangerous behavior;
- (vii) The pet is conspicuously unclean, flea ridden or parasite infected; or
- (viii) If the Houston Ordinance requires the pet to be licensed, the pet remains unlicensed for more than thirty (30) days after the Board or the Managing Agent has asked the pet's Owner to obtain a City of Houston license for it.

10. After reasonable notice and written request to correct a violation of this policy, continued violations may be enforced through the FLT Fine Policy.

11. Each Owner who keeps a pet in either of the Buildings shall indemnify and hold all other Owners harmless against any loss or liability of any kind or character whatsoever arising from or as a result of having such pet in either of the Buildings and such Owner's acknowledgment of receipt of this Pet Policy shall evidence their agreement to do so.

The undersigned certifies that this Pet Policy was adopted at a duly called meeting at which a Quorum was present of the Board of Directors of the Four-Leaf Towers Council of Co-Owners on the 5th day of Oct, 2020.

FOUR-LEAF TOWERS COUNCIL OF CO-OWNERS

By 
 Joyce Lilly, President
 Elizabeth Kilbride, Acting President

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