

Pet Registration Form

Sugar Pine Estates Homeowners Association

For the common good of the community the HOA requires all homeowners or their tenants to register their pets. Please complete this form and return a signed copy to Sugar Pine Estates Homeowners Association within fourteen (14) days of moving into the community. Owners or their tenants who fail to provide a completed Pet Registration form to Sugar Pine Estates Homeowners Association within the required timeframe may be subject to violations and fines, per the Board approved Rules and Regulations and Enforcement Policy.

Owners may have no more than one dog or cat per bedroom and must complete a registration form for each pet.

Tenant Name: _____

Property Number: _____ Move In Date _____

Phone: _____ Email Address: _____

My pet is a: Dog Cat Pet's Name: _____

My pet is vaccinated: Yes No Harris County License number: _____

Emergency Contact Name & Number: _____

INITIALS

AGREEMENT

I have received and read the Sugar Pine Estates Rules and Regulations, and I understand the regulations for pets including the requirement that all dogs be licensed with Harris County Animal Control. I am also attaching a copy of the registration as well as the current vaccination record.

I understand that I am responsible for the actions of my pet at all times. I understand that my pet, including cats, must be leashed and under my control whenever outside of my home.

I understand that I must remove pet waste from common areas immediately.

I agree and understand that I may not leave my dog unattended on for an extended period of time and I am responsible for cleaning all pet waste from my patio.

I agree to remove my pet from property if he/she ever becomes aggressive or threatening towards other residents or pets in the community.

Homeowner/Tenant Signature

Date

Declaration of Sugar Pine Estates Homeowners Association Covenants, Conditions, and Restrictions

USE RESTRICTIONS.

Pets. No Owner or Occupant may keep any animals on any portion of the Community except as expressly permitted in this subparagraph. An Owner or Occupant may keep no more than a total of one (1) dog or cat per bedroom in each Unit and a reasonable number of other generally recognized household pets, as determined in the Board's sole discretion, weighing less than two (2) pounds each (including by way of illustration, but not limitation, fish, gerbils and small birds). No dog or cat weighing more than twenty pounds (20 lbs.) is permitted on the Community property without the Board's written consent.

No Owner or Occupant may keep, breed or maintain any pet for any commercial purpose, and no structure for the care, housing, or confinement of any pet shall be constructed or maintained on any part of the Common Elements, including Limited Common Elements, without prior written ACC approval. No pets are allowed on any portion of the Common Elements; provided, however, an Owner or Occupant may walk a pet across the Common Elements to enter or exit the Community property. Notwithstanding the foregoing, pets must be kept on a leash and be under the physical control of a responsible person at all times while on the Common Elements, but excluding the Limited Common Elements. Feces left upon the Common Elements by pets must be immediately removed by the owner of the pet or the person responsible for the pet.

No potbellied pigs, snakes, pit bulldogs, Rottweiler's, Doberman pinschers, or other animals determined in the Board's sole discretion to be dangerous may be brought onto or kept on the property at any time. The Board may require that any pet that, in the Board's opinion, endangers the health of any Owner or Occupant or creates a nuisance or unreasonable disturbance, be permanently removed from the property upon seven (7) days written notice. If the Owner or Occupant fails to do so, the Board may remove the pet. Any pet that, in the Board's sole discretion, presents an immediate danger to the health, safety or property of any community member maybe removed by the Board without prior notice to the pet's owner.

Any Owner or Occupant who keeps or maintains any pet upon the property shall be deemed to have agreed to indemnify and hold the Association, its directors, officers, and agents free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Community.

RULES AND REGULATIONS

PETS

Sugar Pine Estates has pet rules that allow residents committed to responsible ownership to maintain companion pets appropriate for a small, urban residential property like Sugar Pine Estates. These policies and rules are designed to protect both pet owners and non-pet owners, and to assure that the animals themselves receive responsible care. The rules are based on models set by national associations and humane groups. They cover the following categories.

- Maintaining Pets on the Property,
- Nuisance and Pet Size Limitations,
- Pet Registration Requirements, and
- Noncompliance Penalties.

Maintaining Pets on the Property

1. In accordance with County Ordinance it is “unlawful for dogs to be at large unless such a dog is under direct physical control. Dogs with access to streets or sidewalks are considered to be at large.” City ordinances also restrict pets from swimming pools.

Therefore:

- a. No pet shall be permitted in the general common area unless accompanied by an adult and carried or leashed.
2. Pet owners must remove their animal’s waste from the designated areas or from any other area on the property where they may have relieved themselves and deposit the waste in a sanitary manner in a garbage receptacle designated for such use or in their own unit.
3. Pets who cause or create a nuisance or a disturbance that interferes with an owner’s or resident’s rest or peaceful enjoyment of their home or the common areas may be permanently removed from the property after the notification process has been exhausted. If the incident is an immediate hazard to the common areas or other residents, no prior notification is necessary before the pet is removed.
4. No pet will be left unattended in a car for any time.
5. No pet shall be housed either temporarily or permanently in or on the limited common elements and these limited common elements shall be kept clean in accordance with the nuisance rules.

6. Owners who lease their home must obtain from the lessee a signed copy of the agreement to abide by all of the Association's pet rules and regulations. A copy of this agreement must be submitted to the Board.

7. Pets left unattended on the premises may be captured and turned over to the County Animal Control Center.

8. Owners, residents, or Managing Agent's personnel observing an infraction of any of these rules and regulations shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance with the rules. The person observing the infraction should also report the infraction to the Managing Agent either by mail, e-mail, or telephone. If a second incident is reported, the Managing Agent will initiate the formal process of notification defined in the implementation section below.

Nuisance and Pet Size Limitations

9. No owner or occupant may keep more than one (1) dog or cat per bedroom in each unit, and a reasonable number of other generally recognized household pets, as determined in the Board's sole discretion, weighing less than two (2) pounds each (including by way of illustration, but not limitation, fish, gerbils and small birds). No dog or cat weighing more than twenty pounds (20 lbs.) is permitted on the property without the Board's written consent. An animal certified for special use is exempted from the size rules as long as a copy of their certification is filed with the Association pet registration form.

10. Pets living on the property at the time that these rules are adopted that do not meet the standards stated above will be allowed to remain as long as the pet has been on the property for at least six (6) months and the owner files the pet registration form within thirty days from the date that these rules are adopted.

11. In the event that a pet grows to a size that exceeds the size permitted, the pet may be removed from the property.

12. Nuisance or unreasonable disturbances are defined as follows:

a. Offensive odor.

b. Noises of sufficient volume or duration to disturb residents.

c. Unsanitary, dangerous or offensive conditions that could be a hazard. d. Running at large on the property.

e. Damaging, soiling, defecating on, or defiling any private or common element.

Pet Registration Requirements

13. All pets must be registered with the Managing Agent and shall otherwise be registered and inoculated as required by law.

14. All information requested on the registration form must be provided.

15. Pets must be registered within thirty (30) days from the date that these rules and regulations are adopted or within thirty (30) days of the pet being brought onto the property.

16. Pets not properly registered will be treated as unattended pets and will be removed from the property.

Noncompliance Penalties for Pets

First Infraction: The pet owner will be notified of the infraction informally in a friendly manner in an effort to obtain voluntary compliance.

Second Infraction: The pet owner will be formally notified of the infraction and will be fined **\$75.00.**

Third Infraction: The pet owner will be formally notified and will be fined **\$250.00.**

Fourth Infraction: The pet owner's privilege to keep a pet on the property may be revoked and the pet may be permanently removed from the property within ten (10) day