

Rule and Regulation #22

Barton Terrace Pet Rules and Regulations

Revised and Adopted by the Board on Aug 14, 2007. Effective Sept 1, 2007

1. The Barton Terrace Pet Rules and Regulations apply to all owners and their tenants. Owners who lease their units may choose to be more restrictive than these rules and regulations with regard to their tenants. Owners are responsible for any pets accompanying their visitors. Visiting pets are subject to the same restrictions as resident pets.
2. Dogs shall be allowed on the property, limited to no more than one dog in each unit at any time. One additional dog may be allowed upon petitioning the Homeowners Association Board and upon receipt of written approval from the Homeowners Association Board. Dogs must be on a leash or in an animal carrier at all times when in the General and Limited Common Areas of Barton Terrace Condominiums.
3. Cats shall be allowed on the property, limited to no more than two cats in each unit at any time.
4. Other Pets: Other pets are allowed only if they are indoors 100% of the time. Examples include reptiles, mice, tropical birds, ferrets and fish. Livestock: Livestock are not allowed at any time. Examples include horses, pigs, cows, chickens and ducks.
5. No pets of any kind may be kept for commercial breeding purposes.
6. All pets must have current registration and rabies shots as required by the City of Austin. Documentation shall be made available to the property management company and/or the Homeowners Association Board upon request.
7. Pet feces deposited in any of the patio or balcony areas or in any other general or limited common area must be cleaned up immediately by the owner. Pet urine deposited on any hard surface (i.e. walls or sidewalks) of any other general or limited common area must be cleaned up immediately by the owner
8. Dogs must not be allowed to bark continuously or disturb the peace and quiet of the community at any time.
9. Vicious or aggressive pets, i.e. pets that attack, bite, scratch or lunge, shall not be allowed on the property at any time.
10. Pets are not allowed in the pool.
11. Owners will be required to reimburse the HOA for any damage to the common areas caused by their pet(s). The amount will be determined by the board based on actual expenses to repair the damage.
12. Pets shall not be tied up and left unattended in any common area at any time.
13. Pets are to be fed inside the unit where they live. Pet food is not allowed outside the unit at any time.
14. In Accordance with The American with Disabilities Act (ADA) "seeing eye", "signal" or "service" dogs or any other animal individually trained to provide assistance to an individual

with a disability shall be allowed on the property. The owner of the service animal is required to keep the dog under his/her control at all times.

15. Enforcement of Pet Rules and Regulations – In order to keep Barton Terrace Condominiums a friendly, warm, and open community, initial enforcement measures should be taken care of by all members of the community as preventive measures through compliance with the rules and regulations. The second step in enforcement is to discuss any issue concerning a pet with the pet's owner informally as neighbors. If the complaint is not remedied by the owner or tenant, members may submit complaints ***in writing*** to the Management Company or any member of the Board. The Board will attempt to address the matter as soon as possible after receiving the written complaint. As a final remedy to ensure that all in the community can co-exist in an orderly and safe environment, the Board will use the following procedural and punitive measures:

- a. In the event of three written complaints from more than one complainant concerning any one pet timely reported to the Board within a period not to exceed twelve months, the Board will hold a hearing to discuss the matter and determine if the pet is a nuisance. The pet's owner will be invited to attend the hearing. If any pet or its owner is determined to be in violation of the Pet Rules and Regulations, the Board will evaluate the owner's handling of the pet and vote on a penalty.
- b. Penalties for the violation of the Pet Rules and Regulations may be monetary, not to exceed \$25.00 for an initial violation or \$100.00 for subsequent violations. In extreme cases, the Board may require the owner to remove the pet from the premises for a temporary period of time with conditions; or permanently.