

PINE RIDGE ESTATES OF LAKE PALESTINE
POLICY FOR ANIMAL AND PET CONTROL

WHEREAS, PINE RIDGE ESTATES ON LAKE PALESTINE RESIDENTIAL ASSOCIATION, INC., a Texas non-profit corporation ("Association"), desires to adopt a Policy for the control of animals and pets owned by or in the custody or under the control of a Member, property owner, or Pine Ridge Estates resident (collectively "Member"), and in compliance with Chapter 209 of the Texas Property Code; and

WHEREAS, the duly elected Board of Directors for PINE RIDGE ESTATES OF LAKE PALESTINE, has determined the Association is best served by establishing and recording this Policy concerning the control of animals and pets.

NOW, THEREFORE, BE IT RESOLVED THAT the Association, by and through its Board of Directors, does hereby adopt the following Policy for the stated purpose.

1. Pine Ridge Estates does not have a "leash law", as defined by common law or local ordinance.
2. Pets are allowed to roam freely within the property known as PINE RIDGE ESTATES OF LAKE PALESTINE as long as such pets are not a *nuisance* to and do not *infringe* on any Member's enjoyment of his or her property or the neighborhood.
3. If any Member complains to the HOA or the Board that a pet is a nuisance to them, their family, their guests, or property, the Board shall take action in accordance with the following guidelines:
 - 3.A. Upon a complaint that a pet is a nuisance, the Member that owns or has custody and control of the pet ("Pet Owner") shall restrain/control the pet at all times subsequent to the complaint. This obligation to restrain/control the pet, applies to all Pet Owners regardless of whether the pet or the Pet Owner actually resides in the neighborhood and regardless of the Pet Owner's actual knowledge that the pet was a nuisance to a Member.
 - 3.B. A pet shall be considered "restrained/controlled" if any one or more of the following exist:
 - 3.B.1 The pet remains on Pet Owner's premises or property;
 - 3.B.2 The pet is under the control of the Pet Owner or any other person by means of a leash, or the pet is at heel under the verbal command of the Pet Owner or any other person.
 - 3.B.3 The pet is secure within the Pet Owner's or any other person's vehicle.
 - 3.B.4 The pet is prevented from barking, howling, whining, or otherwise making noises that disturb property owners or Pine Ridge Estates residents.
 - 3.C. Notwithstanding the foregoing, any pet that HOA or Board deems to be a danger to humans, Members, or other animals must be restrained at all times by a secure leash or in a secure enclosure. Whether an enclosure is "secure" shall be determined by the Board on a case by case basis and at its discretion.

4. Violations will be addressed by the Board on a case by case basis and fines, where appropriate, will be assessed in accordance with the procedures established and approved for fees and fines.

5. All provisions of the Declaration of Covenants, Conditions and Restrictions for PINE RIDGE ESTATES OF LAKE PALESTINE, including all Amendments thereto, are, and shall remain in full force and effect, except to the extent such provisions conflict with this Policy for Animal and Pet Control, in which such case the policies outlined herein shall control.

I, Ed Last, the duly elected President of the PINE RIDGE ESTATES ON LAKE PALESTINE RESIDENTIAL ASSOCIATION, INC., a Texas non-profit corporation, do hereby declare, swear and affirm that this Policy for Animal and Pet Control was approved by affirmative vote of PINE RIDGE ESTATES ON LAKE PALESTINE RESIDENTIAL ASSOCIATION, INC., a Texas non-profit corporation.

PINE RIDGE ESTATES ON LAKE
PALESTINE RESIDENTIAL ASSOCIATION,
INC., a Texas non-profit corporation

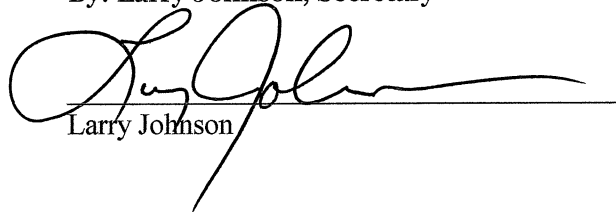
By: Ed Last, President


Ed Last

I, Larry Johnson, the duly elected Secretary of the PINE RIDGE ESTATES ON LAKE PALESTINE RESIDENTIAL ASSOCIATION, INC., a Texas non-profit corporation, do hereby declare, swear and affirm that this Policy for Animal and Pet Control was approved by affirmative vote of PINE RIDGE ESTATES ON LAKE PALESTINE RESIDENTIAL ASSOCIATION, INC., a Texas non-profit corporation.

PINE RIDGE ESTATES ON LAKE
PALESTINE RESIDENTIAL ASSOCIATION,
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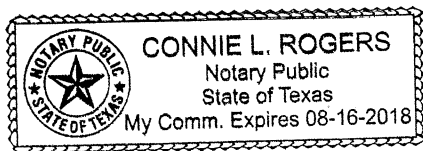
By: Larry Johnson, Secretary

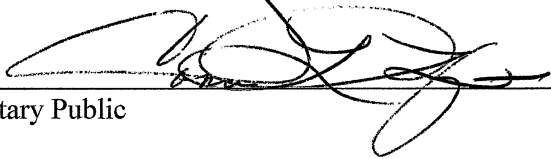

Larry Johnson

THE STATE OF TEXAS §
§
COUNTY OF SMITH §

BEFORE ME, the undersigned authority, on this day personally appeared ED LAST, President of the PINE RIDGE ESTATES ON LAKE PALESTINE RESIDENTIAL ASSOCIATION, INC., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as a act of such corporation in his capacity as President of the same.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 29th day of Jan, 2015 ~~2014~~.



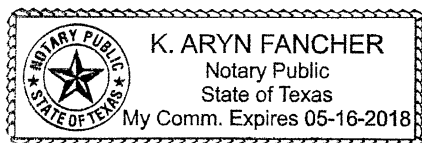



Notary Public

THE STATE OF TEXAS §
§
COUNTY OF ~~SMITH~~ Henderson §

BEFORE ME, the undersigned authority, on this day personally appeared Larry Johnson, Secretary of the PINE RIDGE ESTATES ON LAKE PALESTINE RESIDENTIAL ASSOCIATION, INC., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as a act of such corporation in his capacity as President of the same.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4 day of Feb, 2014.





Notary Public

Smith County



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THIS PAGE IS PART OF THE INSTRUMENT

Filed for Record in
Smith County, Texas
2/12/2015 3:31:16 PM
Fee: \$34.00
20150100007189

BY LAWS
Deputy Brenda Calhoun

I hereby certify that this
instrument was filed and duly
recorded in the Official Public
Records of Smith County, Texas


Karen Phillips
County Clerk

