

Pet Rules

Current as of March 4, 2011

Avila at Palencia Master Association, Inc.

Avila at Palencia Master Association

Excerpt from the Master Declaration of Restrictions, Conditions and Covenants

Section 8. Pets

No animals of any kind shall be kept under any circumstances in a Unit or allowed upon the Property, except by prior written consent of and upon such terms and conditions as shall be imposed by the Developer or the Board of Directors of the Association.

If consent is given, whether by the Developer or by the Board of Directors of the Association, the consent may be withdrawn at any time by the Board of Directors at a duly called meeting of the Board if the Board determines, in its sole discretion, that the pet has become a nuisance to the Common Property or to the Owners or that any rules and regulations regarding pets are not being fully obeyed. If consent is withdrawn by the Board, the Owner shall immediately remove the pet from the Property. Consent shall automatically terminate upon death or other disposition of a pet for which consent was granted.

All Owners shall identify and register their pet with the Association. Pets shall never be allowed to run freely upon any of the Common Property. Any Owner maintaining a pet on Common Property shall be fully responsible for, and shall bear the expense of, any damage to persons or property resulting therefrom. Any such damage shall be determined by the Board of Directors of the Association and collected by the Association.

Avila El Jardin and La Terraza II Condominium Associations

Excerpt from the Declarations of the Condominiums

Section 12.3 Pets

No animals or pets may be kept in any unit or brought upon the Condominium Property other than dogs, cats, birds, or fish; provided however, that there shall not be kept or permitted in any unit more than a total of two (2) dogs and/or cats. Any Unit Owner who keeps a pet, or permits a pet to be kept in his or her unit, shall be liable for all damage or injury to persons or property caused by such pet. The ability to keep pets is a privilege, not a right, and the Board of Directors is empowered to adopt rules concerning pet size and type and rules of behavior and to order and enforce the removal of any pet which becomes a source of unreasonable annoyance or causes disturbance or fear to other residents of the Condominium. Pets must be leashed or carried under the owner's arm at all times while on the Condominium Property outside of the unit, and the pet owner shall immediately remove any animal droppings left by such owner's pet upon the common elements. **Guests and tenants are not permitted to have pets.** The Association may establish and enforce fines for violations of this provision.

Breed Restrictions

"Aggressive Breed" dogs are not permitted on the property by any resident OR their guests at any time. These breeds include but are not limited to: Pit Bulls, Chow Chows, Doberman Pinschers, Rottweilers, German Shepherds, or any other dog breed commonly trained or bred for protection, security or aggression.