

SYCAMORE HILL HOMEOWNERS ASSOCIATION, INC.

**POLICY RESOLUTION NUMBER 5
RULES AND REGULATIONS PERTAINING TO PETS**

WHEREAS, Article VII, Section 1 of the Bylaws for Sycamore Hill Homeowners Association, Inc. ("Bylaws") states that the business and affairs of the Association shall be managed by a Board of Directors;

WHEREAS, Article VII, Section 1 of the Bylaws empowers the Board of Directors to adopt and amend any reasonable Rules and Regulations not inconsistent with the Association Documents; and

WHEREAS, for the benefit and protection of the Association and of the individual owners, the Board deems it necessary and desirable to establish rules and regulations regarding pets.

NOW, THEREFORE, BE IT RESOLVED THAT the following Rules and Regulations are hereby adopted:

1) The breeding of animals for commercial use is prohibited, but nothing contained herein shall be construed to prohibit the keeping of guide animals and a reasonable number of orderly pets (e.g., dogs, cats or caged birds). Pets shall be restrained and controlled as required by ordinance now or hereafter promulgated by City of Leesburg, Virginia.

All pets shall be registered and inoculated as required by law. The appropriate governmental authorities shall have an easement across the Property to enforce local animal control laws and ordinances.

2) All pets must be on a leash, carried, or under the direct control of the owner when on Common Area or on property directly adjacent to Common Property or other Lots, at all times.

3) Each owner or his family member or lessee responsible for a pet being on the property shall promptly remove and dispose of any pet droppings deposited on common areas, or on the property of other homeowners. No owner shall permit pet waste to accumulate on their individual property, or to allow any unhealthy, unsightly, or unsafe conditions to persist resulting from the housing of a pet, whether permanently or temporarily.

4) Any Owner who keeps or maintains any pet upon any portion of the Property will be deemed to have indemnified and agreed to hold the Association, each owner and the Declarant 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 Property.

5) If, after written notice by the Board to the homeowner concerning any pet causing or creating a nuisance, unreasonable disturbance or noise, such pet continues to cause or create a nuisance, unreasonable disturbance or noise, then the Board of Directors, directly or by its designated agent, upon ten (10) days written notice to the homeowner or tenant, if applicable, may cause the pet be permanently removed from the Property.

The foregoing Resolution is hereby adopted on this 16th day of July, 1997, without meeting, by all the members of the Board of Directors.

Sycamore Hill Homeowners Association, Inc.

By: Colleen Dwelley

By: David M. Hsieh

By: Victoria S. Blue

Members, Board of Directors