

**GRAYROCK HOMEOWNERS ASSOCIATION, INC.**

**POLICY RESOLUTION NO. 2005-01**

**(Establishing Regulations Relating to the Keeping of Pets)**

**WHEREAS**, Article VII, Section 1 of the *Bylaws of Grayrock Homeowners Association*, ("Bylaws"), provides that the Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Grayrock Homeowners Association, Inc. ("Association"), and the power to adopt reasonable rules and regulations governing the use of the lots and the common areas; and

**WHEREAS**, Article V, Section 1 of the *Declaration of Covenants, Conditions and Restrictions of Grayrock Homeowners Association* ("Declaration") provides that domesticated animals or household pets may not be kept for boarding, breeding or maintained for any commercial purpose whatsoever on the lots; and

**WHEREAS**, the Board of Directors believes that it is in the best interest of the Association to establish rules and regulations relating to the keeping and maintaining of domestic pets.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

**I. GENERAL RULES**

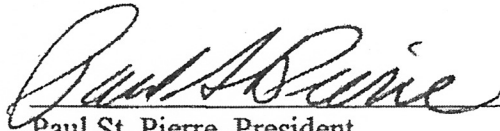
- A. All pet owners are required to comply with the Albemarle County Ordinances governing dogs and other animals (e.g., Leash, Licensing and Rabies Vaccination Ordinances).
- B. All pets must be leashed or carried, and under the physical control of the pet owner at all times when outside the boundaries of the lot of which the pet resides. Leashes may not exceed ten (10) feet in length.
- C. A pet cannot at any time be left unattended outside the boundaries of the lot at which the pet resides or on the common areas.
- D. All dogs and cats must be vaccinated against rabies. In addition, pets must receive all additional vaccinations required under federal, state or county law.
- E. Pet owners must immediately clean up and remove excreta deposited by pets (e.g., animal feces and waste) on the common areas or other lots.
- G. Pet owners must keep all barking dogs indoors between the hours of 10:00 PM and 7:00 AM each day.

## II. ENFORCEMENT

If lot owners or a tenant of a lot owner violates any of these Rules, the Association reserves all of its legal remedies, including, but not limited to, the permanent removal of pets, the assessment of special charges and the suspension of privileges.

The Effective Date of this Resolution shall be Jan. 6, 2005 and shall supersede any previously adopted Policy Resolution regarding the keeping and maintaining of domestic pets.

GRAYROCK HOMEOWNERS ASSOCIATION

  
Paul St. Pierre, President

I hereby attest that this Policy Resolution was adopted by the Board of Directors on Jan. 6, 2005 and that this Policy Resolution 2005-01 will be mailed or hand-delivered to all of the members of the Grayrock Homeowners Association, Inc.

  
DEANE DOZIER, Secretary