

SULLY STATION COMMUNITY ASSOCIATION
POLICY RESOLUTION NO. 8
PET POLICIES

Rules and Regulations Regarding Pets

WHEREAS, Article III, Section 3(b) of the Declaration of Covenants, Conditions and Restrictions of the Sully station Community Association states that " the Board of Trustees shall have all powers for the conduct of the affairs of the Association which are enabled by law or the Founding Documents which are not specifically reserved to Members or the Developer by said Documents," and

WHEREAS, Article VI sections 9(c) and (d) of the Bylaws of the Sully Station Community Association stipulate that it shall be the duty of the Board to:

"Adopt and follow procedures for adoption and publication of Board Resolutions to be included in the Book of Regulations, including the provision for hearing and notice to Members. . ." and

"Adopt and publish rules and regulations including fees, if any, governing the use of the common area and facilities and the personal conduct of the Members and their guests thereon and include these in the Book of Regulations," and

WHEREAS, for the health, safety, welfare, comfort, and convenience of all Owners, the Board wishes to establish uniform regulations for the keeping of pets;

NOW, THEREFORE, BE IT RESOLVED THAT the following pet policies be adopted by the Board:

I. GENERAL PET GUIDELINES

A. **Pet Categories.** Pets shall be categorized as follows:

1. **Ordinary House Pets** shall include dogs, cats, caged domesticated birds, hamsters, gerbils, and guinea pigs, aquarium fish, small snapping turtles and tortoises, domesticated rabbits, rats, and mice, and creatures normally maintained in a terrarium or aquarium. All Ordinary House Pets are permitted, subject to the guidelines in this Resolution.

2. **Unusual House Pets** shall include, without limitation, those animals not generally maintained as pets including any reptiles, anthropoids, felines other than domesticated cats, canines other than those listed in Subsection 1 above, or not maintained in a terrarium or aquarium. Unusual House Pets are prohibited.

II. REQUIREMENTS AND RESTRICTIONS

- A. Pets must be curbed only in those portions of the common area defined as "Pet Areas." Pet Owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the common areas, including Pet Areas. Generally, Pet Areas are defined as follows:
 - 1. areas away from buildings, walkways, picnic and play areas, and any amenities area;
 - 2. such other areas defined by the Board of Directors.
- B. Pets shall not be permitted upon the Common Areas unless they are carried, leashed or under voice control by the owner.
- C. No pet may be leashed to any stationary object on the Common Areas and left unattended.
- D. Pet Owners are responsible for any property damage, injury or disturbances their pet may cause or inflict.
- E. Commercial breeding of pets is prohibited.
- F. All pets must have and display, as appropriate, evidence of all required registrations and inoculations.
- G. Every female dog, while in heat, shall be kept confined in the Unit by its Owner in such a manner that she will not be in contact with another dog nor create a nuisance by attracting other animals.

III. NUISANCES

The following shall be grounds for complaint and finding of a community nuisance:

- A. Pets running at large;
- B. Pets damaging, soiling, defecation on or defiling any private property (other than that of such pet's owner) or the Common Area;
- C. Pets causing unsanitary, dangerous, or offensive condition;
- D. Pets making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the Property.

- E. Causing or allowing any pet to molest, attack, or otherwise interfere with the freedom of movement of persons on the Common Areas, to chase vehicles, to attack other pets, or to create a disturbance in any other way;
- F. Failing to confine any female animal in heat to prevent the attraction of other animals;
- G. Using a vehicle as a kennel or cage.

IV. ANIMAL CONTROL ENFORCEMENT (FAIRFAX COUNTY)

- A. The Sully Station Community Association gives its approval to the Animal Warden of Fairfax County, Virginia to enforce the Fairfax County Leash Laws and other related animal control laws on the private property of the Association.

V. PROCEDURES FOR SOLVING PET PROBLEMS

Any Owner concerned with a pet-related problem should do the following:

- A. Attempt to arrive at a solution to the problem with the pet owner in a courteous and helpful manner.
- B. If personal attempts at a solution fail, then a written complaint should be filed with the Managing Agent. The complaint should document the problems thoroughly as possible. Documentation should include identification of the pet(s) involved, a complete description of the problem or disturbance, and dates and times of disturbances (whenever possible) as well as a brief description of informal attempts to solve the problem.
- C. The Managing Agent will first attempt to obtain an informal solution to the problem. If such a solution is not possible, the Managing Agent will refer the matter to the Board of Trustees which may initiate action under the Special Resolutions process; the Association may have offending pets removed from the property upon twenty (20) days written notice from the board of Trustees.
- D. Suspected stray pets should be reported to the Fairfax County Animal Control Unit (for possible identification) prior to contacting the Association office.
- E. All bites, attacks by pets, or diseased animals should be reported to the County Animal Control Unit then to the Managing Agent.
- F. Penalties for violation of applicable local ordinances may be enforced by the locality without regard to any remedies pursued by the Association.

- G. In the event of emergency only, the parties involved may take any actions deemed prudent to resolve the emergency without regard to the above procedures. A written report should be made to the Managing Agent.

**SULLY STATION HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES
RESOLUTION ACTION RECORD**

Duly adopted at a meeting of the Board of Trustees held 7/15/97

Motion by Gus Jackson
Seconded by Ed Pouncy

Motion passed: Policy Resolution No. 8, Section IV to include:


IV. ANIMAL CONTROL ENFORCEMENT (FAIRFAX COUNTY)

A. The Sully Station Community Association gives its approval to the Animal Warden of Fairfax County, Virginia to enforce the Fairfax County Leash Laws and other related animal control laws on the private property of the Association.

Total Vote 7

	YES	NO	ABSTAIN	ABSENT
<u>Gus Jackson</u> President	✓	—	—	—
<u>Ed Pouncy</u> Vice President	✓	—	—	—
<u>W. H. ...</u> Treasurer Sec.	K	—	—	—
<u>Charles W. ...</u> Secretary Treasurer	✓	—	—	—
<u>Robert Campbell</u> Trustee	✓	—	—	—
<u>Mark F. ...</u> Trustee	✓	—	—	—
<u>Sam ...</u> Trustee	✓	—	—	—

ATTEST:



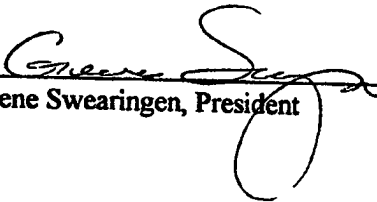
Secretary

13 AUG 97
Date

Resolution effective: _____ 7/15/1997

This Resolution was duly adopted by the Board of Trustees this 15 day of July, 1997.

SULLY STATION COMMUNITY ASSOCIATION

By: 

Gene Swearingen, President