

REATA

AT RIVER OAKS

PET REGISTRATION FORM

Unit Owner or Resident's Name: _____

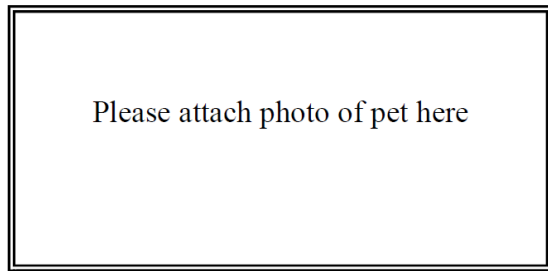
Unit #: _____

Type of Pet (please circle one): DOG CAT BIRD OTHER

Pet's Name: _____ Pet's Age: _____

Pet's Weight: _____ Pet's License/Tag Number: _____

Breed (*Be specific – give complete description, color, etc.*): _____



Owner to Sign Below:

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I am aware of The Reata at River Oaks Condominium Association's rules, regulations and restrictions regarding pets on the property and agree to abide by them.

Signature _____ Date: _____

PLEASE RETURN THIS FORM WITH PHOTO
TO THE MANAGEMENT OFFICE

Address: 5295 Hollister St. Houston, TX 77040

Email: contactus.tx@fsresidential.com

Fax: 1.888.569.1155

Declaration of the Condominium for Reata at River Oaks Covenants, Conditions, and Restrictions

14. USE RESTRICTIONS.

(h) Pets. No Owner or Occupant may keep any animals on any portion of the Condominium except as expressly permitted in this subparagraph. An Owner or Occupant may keep no more than a total of one (1) dog or cat per bedroom in each Unit and a reasonable number of other generally recognized household pets, as determined in the Board's sole discretion, weighing less than two (2) pounds each (including by way of illustration, but not limitation, fish, gerbils and small birds). No dog or cat weighing more than twenty pounds (20 lbs.) is permitted on the Condominium property without the Board's written consent.

No Owner or Occupant may keep, breed or maintain any pet for any commercial purpose, and no structure for the care, housing, or confinement of any pet shall be constructed or maintained on any part of the Common Elements, including Limited Common Elements, without prior written ACC approval. No pets are allowed on any portion of the Common Elements; provided, however, an Owner or Occupant may walk a pet across the Common Elements to enter or exit the Condominium property. Notwithstanding the foregoing, pets must be kept on a leash and be under the physical control of a responsible person at all times while on the Common Elements, but excluding the Limited Common Elements. Feces left upon the Common Elements by pets must be immediately removed by the owner of the pet or the person responsible for the pet.

No potbellied pigs, snakes, pit bulldogs, Rottweiler's, Doberman pinschers, or other animals determined in the Board's sole discretion to be dangerous may be brought onto or kept on the Condominium at any time. The Board may require that any pet that, in the Board's opinion, endangers the health of any Owner or Occupant or creates a nuisance or unreasonable disturbance, be permanently removed from the Condominium upon seven (7) days written notice. If the Owner or Occupant fails to do so, the Board may remove the pet. Any pet that, in the Board's sole discretion, presents an immediate danger to the health, safety or property of any community member maybe removed by the Board without prior notice to the pet's owner.

Any Owner or Occupant who keeps or maintains any pet upon the Condominium shall be deemed to have agreed to indemnify and hold the Association, its directors, officers, and agents 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 Condominium.

RULES AND REGULATIONS

L. PETS

Reata has pet rules that allow residents committed to responsible ownership to maintain companion pets appropriate for a small, urban residential property like Reata. These policies and rules are designed to protect both pet owners and non-pet owners, and to assure that the animals themselves receive responsible care. The rules are based on models set by national associations and humane groups. They cover the following categories.

- Maintaining Pets on the Property,
- Nuisance and Pet Size Limitations,
- Pet Registration Requirements, and
- Noncompliance Penalties.

Maintaining Pets on the Property

1. In accordance with City Ordinance Section 6-54(A) it is “unlawful for dogs to be at large unless such a dog is under direct physical control. Dogs with access to streets or sidewalks are considered to be at large.” City ordinances also restrict pets from swimming pools.

Therefore:

- a. No pet is allowed in the swimming pool areas at Reata, other than for immediate ingress and egress from a unit.
 - b. No pet shall be permitted in the general common area unless accompanied by an adult and carried or leashed.
2. No pet shall be allowed to relieve itself on Reata property except in areas designated by the Board.
 3. Pet owners must remove their animal’s waste from the designated areas or from any other area on the property where they may have relieved themselves and deposit the waste in a sanitary manner in a garbage receptacle designated for such use or in their own unit.
 4. Pets who cause or create a nuisance or a disturbance that interferes with an owner’s or resident’s rest or peaceful enjoyment of their home or the common areas may be permanently removed from the property after the notification process has been exhausted. If the incident is an immediate hazard to the common areas or other residents, no prior notification is necessary before the pet is removed.
 5. No pet will be left unattended in a car for any time.
 6. No pet shall be housed either temporarily or permanently in or on the limited common elements and these limited common elements shall be kept clean in accordance with the nuisance rules.

7. Owners who lease their unit must obtain from the lessee a signed copy of the agreement to abide by all of the Association's pet rules and regulations. A copy of this agreement must be submitted to the Board.

8. Pets left unattended on the premises may be captured and turned over to the City Animal Control Center.

9. Owners, residents, or Managing Agent's personnel observing an infraction of any of these rules and regulations shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance with the rules. The person observing the infraction should also report the infraction to the Managing Agent either by mail, e-mail, or telephone. If a second incident is reported, the Managing Agent will initiate the formal process of notification defined in the implementation section below.

Nuisance and Pet Size Limitations

10. No owner or occupant may keep more than one (1) dog or cat per bedroom in each unit, and a reasonable number of other generally recognized household pets, as determined in the Board's sole discretion, weighing less than two (2) pounds each (including by way of illustration, but not limitation, fish, gerbils and small birds). No dog or cat weighing more than twenty pounds (20 lbs.) is permitted on the Reata property without the Board's written consent. An animal certified for special use is exempted from the size rules as long as a copy of their certification is filed with the Association pet registration form.

11. Pets living on the property at the time that these rules are adopted that do not meet the standards stated above will be allowed to remain as long as the pet has been on the property for at least six (6) months and the owner files the pet registration form within thirty days from the date that these rules are adopted.

12. In the event that a pet grows to a size that exceeds the size permitted, the pet may be removed from the property.

13. Nuisance or unreasonable disturbances are defined as follows:

- a. Offensive odor.
- b. Noises of sufficient volume or duration to disturb residents.
- c. Unsanitary, dangerous or offensive conditions that could be a hazard.
- d. Running at large on the property.
- e. Damaging, soiling, defecating on, or defiling any private or common element.

Pet Registration Requirements

14. All pets must be registered with the Managing Agent and shall otherwise be registered and inoculated as required by law.

15. All information requested on the registration form must be provided.

16. Pets must be registered within thirty (30) days from the date that these rules and regulations are adopted or within thirty (30) days of the pet being brought onto the property.

17. Pets not properly registered will be treated as unattended pets and will be removed from the property.

Noncompliance Penalties for Pets

First Infraction: The pet owner will be notified of the infraction informally in a friendly manner in an effort to obtain voluntary compliance.

Second Infraction: The pet owner will be formally notified of the infraction and will be fined **\$75.00.**

Third Infraction: The pet owner will be formally notified and will be fined **\$250.00.**

Fourth Infraction: The pet owner's privilege to keep a pet on the property may be revoked and the pet may be permanently removed from the property within ten (10) days.