

TARTAN RIDGE HOMEOWNERS ASSOCIATION, INC.
ADMINISTRATIVE RESOLUTION 2015-01
PET POLICY

WHEREAS, pursuant to Article VI, Section 4 of the Declaration of Covenants, Conditions and Restrictions of Tartan Ridge Homeowners Association, Inc., recorded in Liber 6750, at Folio 311, et. seq. among the land records of Montgomery County, Maryland (the "Declaration"), states that no noxious or offensive activity shall be carried on upon any Lot or any part of the Property, nor shall anything be done thereupon which may be, or may become, an annoyance or nuisance to the neighborhood, or which shall in any way unreasonably interfere with the quiet enjoyment of each of the Owners of his respective dwelling unit, or which shall in any way increase the rate of insurance; and

WHEREAS, pursuant to Article II, Section 1 (e) of the Declaration, the Association has the right to establish uniform rules and regulations pertaining to the use of the Common Area and the facilities thereon; and

WHEREAS, the Tartan Ridge Homeowners Association Board of Directors has determined that it is in the best interest of the Common Area to adopt rules regulating the keeping of pets that may be a nuisance or annoyance to the neighborhood by Lot owners, tenants, residents or guests;

NOW, THEREFORE, the Board of Directors, at a duly convened meeting of the Board, after notice and an opportunity for Lot owners to comment on the proposed rules, hereby institutes a Pet Policy as set forth below:

1. No dangerous animal is allowed in any portion of the Common Area and is hereby deemed a "nuisance." As provided by the Montgomery County Code, Section 5-202, an animal is deemed to be dangerous if it has, without provocation, killed or inflicted severe injury on a person; if it poses a physical threat to humans because of specific training or demonstrated behavior; or is poisonous.
2. Lot owners, tenants, residents, or guests who own a dangerous animal shall be liable for any injury or damage caused by the animal and shall indemnify, defend, and hold harmless the Tartan Ridge Homeowners Association and

its officers, directors and agents, and all other Lot owners, for any injury or damage caused.

3. Lot owners, tenants, residents or guests must abide by all State and County animal control laws and rules regarding their pets. This includes:
 - a. Licensing all dogs and cats;
 - b. Restraining all dogs through a leash while not on the owner's premises;
 - c. Preventing pets from making unwelcome or unsolicited threatening physical contact or close proximity to a person or another domestic animal outside the owner's property;
 - d. Not allowing an animal to damage or defecate on property outside the owner's property, other than the Common Area;
 - e. Immediately removing and disposing of the feces of an animal that defecates on the Common Area in an approved sanitary manner;
 - f. Not allowing an animal to cause noise that is loud enough and persistent enough to disturb another person's quiet enjoyment;
 - g. Not allowing an animal to cause an unsanitary, dangerous or offensive condition because of the size or number of animals kept in a single location or because a facility is not appropriate for the animal or properly maintained.

A copy of this resolution shall be filed in the Homeowners Association Depository at the Circuit Court for Montgomery County, Maryland.

The undersigned hereby certify that the foregoing Resolution was adopted by, and made a part of the minutes of, the Board of Directors of the Association on the 8th day of January, 2015.

Tartan Ridge Homeowners Association, Inc.

BY: Marsha N. Corley

Marsha Corley, President

ATTEST: 

Kenrick Jones, Secretary