

Fairwood Park II

Governing Documents – Pet Rule - 2016 Excerpts

DOG WEIGHT POLICY - 50 POUND LIMIT

In response to numerous complaints regarding some over-sized dogs which reside within the Association, the Board of Directors representing Fairwood Park II HOA recently approved a motion limiting the weight limit of dogs to a maximum of fifty (50) pounds. This motion was passed based on input received from the membership which included the following issues of concern with reference to the over-sized dogs: excessive noise, aggressive behavior, possible damages to property, possible injuries to persons, unsupervised and/or unleashed walks within the community, and the overall impact of a safe and peaceful environment for all homeowners and residents. Per the Association's CC&R's, the Board of Directors are required to maintain the community to the standards set therein. **The Association's dog weight limit is effective immediately. Homeowners/residents with dogs whose weight exceeds 50 pounds will be given until February 1, 1998 to remove their dog from the premises.** Should you have any questions regarding this new policy, please submit them, *in writing*, to the management company. Additionally, please be reminded that the CC&R's state that only one (1) pet is allowed per household.

DRYER VENT CLEANING

The Board of Directors recently approved the cleaning of all Association unit dryer vents. The selected vendor, "The Vent Cleaner", will be coordinating this entire exercise directly with unit residents. If you haven't yet been contacted by the vendor, please feel free to call them at 1-800-793-0333 to schedule an appointment.

CHIMNEY CLEANING

The Board of Directors recently approved the cleaning of all Association chimneys. The selected vendor, "Soot Happens", will be performing the service. More information will be provided prior to the scheduled cleaning dates.

ASSOCIATION DUMPSTERS

It has been brought to the attention of the management company that several residents within the community have been dumping large pieces of furniture and other miscellaneous items into the

7.5 Animals: No animals of any kind shall be raised, bred, or kept in any condominium, or on any portion of the property; except one (1) usual and ordinary household pet such as a dog or cat, provided it is not kept, bred, or maintained for any commercial purposes, and is kept under control at all times. No pet shall be allowed in the common area except as may be permitted by rules of the Board. No owner shall allow his or her dog to enter the common area except on a leash. After making a reasonable attempt to notify the owner, the Association or any owner may cause any unleashed dog found within the common area to be removed by the Association (or any owner) to a pound or animal shelter under the jurisdiction of the City of San Jose, or the County of Santa Clara, by calling the appropriate authorities, whereupon the owner may, upon payment of all expenses connected therewith, repossess the dog. Owners shall prevent their pet from soiling all portions of the common area and shall promptly clean up any mess left by their pet. Owners shall be fully responsible for any damage caused by their pet.