

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE NEW FOX RIDGE HOMEOWNERS ASSOCIATION
ADOPTING POLICY No. 4 of 2014
REGARDING PETS**

This Resolution is adopted by the Board of Directors of The New Fox Ridge Homeowners Association on the 8th day of December, 2014 and is effective immediately.

Recitals

The background of this Resolution is as follows:

R.1. The New Fox Ridge Homeowners Association (the "**Association**") is responsible for governance and maintenance of the residential planned community commonly known as New Fox Ridge located in the City of Harrisburg, Dauphin County, Pennsylvania (the "**Community**").

R.2. The Community is controlled by Amended and Restated Bylaws of The New Fox Ridge Homeowners Association (last amended 6/23/05) recorded in the Recorder of Deeds Office of Dauphin County, Pennsylvania on February 16, 2006 to Instrument # 20060006164 (as amended from time to time, the "**Bylaws**"), which Bylaws the Board of Directors deem to constitute a declaration for purposes of the Pennsylvania Uniform Planned Community Act, 68 Pa.C.S. §§5101- 5414 (as amended from time to time, the "**Act**").

R.3. The Board has enacted or in the future may enact rules and regulations (the "**Rules and Regulations**") to supplement the Bylaws and the Act and to fulfill the Board's obligation to operate the Community and the Association in the best interests of the Association. The Bylaws, Act and Rules and Regulations are referred to herein as the "**Governing Documents**").

R.4. The Association was formed by the filing of Articles of Incorporation with the Corporation Bureau of the Pennsylvania Department of State on or about June 6, 1985, which Article of Incorporation were amended by the filing of Articles of Amendment – Domestic Corporation on June 29, 2005.

R.5. The Association, acting through its duly elected Executive Board (the ("**Board**"), is responsible for, among other rights and obligations, managing the common areas of the Community and carrying out the duties and responsibilities required by the Bylaws.

R.6. The Association is governed by certain provisions of the Act, including, without limitation, the power to adopt and amend rules and regulations relative to the Community.

R.7. Pursuant to Article IV, Section Two of the Bylaws, the Board has all authority granted by the Act, which includes the power to act in all instances on behalf of the Association.

R.8. The Board desires to adopt standard Rules and Regulations regarding the keeping of pets and animals in the Community. All capitalized terms herein shall have the meaning attributed by this Resolution or by the applicable Governing Document.

NOW THEREFORE, the Board hereby adopts the following restrictions and regulations for the Community (the “**Pet Rules and Regulations**”), which shall be binding upon all Unit Owners and their grantees, lessees, tenants, occupants, successors, heirs and assigns who currently or in the future may possess an interest in the Community, and which shall supersede any previously adopted rules or regulations on the same subject matter.

- I. **Pets.** In addition to any provisions contained in the Bylaws, the following shall apply to all pets and animals (collectively referred to herein as “pets”) in the Community:
 - a. No pet shall be kept, raised or bred for commercial purposes.
 - b. All pets shall be registered and inoculated as required by State or local laws and ordinances.
 - c. No pets are allowed to wander freely outside of the Unit. At all times they are outside of a Unit, all pets shall be kept on a leash and under the control of an individual capable of controlling the pet.
 - d. All pet waste shall be immediately removed by the pet owner or person then in control of the pet. The waste shall be properly disposed of with the pet owner’s trash.
 - e. Pet owners shall be fully responsible for all actions of the pet within the Community, including the responsibility to control noise and odors from the pet.
 - f. All damage created by any pet is the sole responsibility of the Unit Owner of the Unit that the pet came from. This includes any pets of tenants, guests, invitees or family members. The cost of any damage to any Common Element or to the property of another Unit Owner for which the Association has the physical responsibility to maintain, repair or replace shall be billed to the Unit Owner at the actual cost to the Association plus 10% for administrative costs to the Association. Such billing shall be in addition to any fines or other penalties imposed by the Board pursuant to this or any other procedure for violating the Bylaws and the Act of the Association. This provision shall not create any obligation on behalf of the Association that is not otherwise contained in the Bylaws and the Act.
 - g. No livestock, poultry, dangerous or exotic animals shall be allowed within the Community. The determination of whether an animal is dangerous or exotic shall be within the sole discretion of the Executive Board. In the event the Board determines that an animal is dangerous or exotic and the Owner refuses to remove the pet from the Community, the Board shall have the right to

permanently remove the pet from the Community and to charge the Owner with the cost for such removal. The Board may fulfill this obligation by referring the matter to the appropriate government authority.

- h. All pets shall be kept in strict compliance with all Federal, State and local laws, regulations and ordinances.

II. Miscellaneous

- a. Any Owner violating any provision of these Pet Rules and Regulations shall be subject to enforcement by the Board pursuant to the authority in the Bylaws and the Act.
- b. Failure by the Board to enforce any provision of these Pet Rules and Regulations or any alleged violation of any provision of the Bylaws and the Act shall in no event be deemed to be a waiver of the right to do so thereafter.
- c. The provisions of these Pet Rules and Regulations shall be independent and severable. The invalidity of any one or more of the provisions hereof by judgment or court order or decree shall in no way affect the validity or enforceability of any of the other provisions, which other provisions shall remain in full force and effect.
- d. These Pet Rules and Regulations shall be effective immediately and shall supersede any previous policy, resolution or rules and regulations adopted by the Association or the Board on the subject matter hereof.