

As of May 2012:

PET OWNERS

This notice is for all Pet Owners who live in Creekwood Terrace Condominium Homes. . . or to those who rent to Pet Owners in Creekwood.

After repeated requests for cooperation in cleaning up after your pets and with very few owners actually doing so (and thank you very much to those of you who are responsible and conscientious), the Board of Directors has decided on the following course of action enforcing the Project Rules:

- 1) THERE ARE NO PETS ALLOWED OVER 30 LBS. The pets currently in the neighborhood over the pet weight limit were granted a variance during a time period in 2012/2013. Pets must now be in compliance with the original pet weight limit.
- 2) PETS TO BE LEASHED OR CARRIED WHEN OUTSIDE YOUR INDIVIDUAL UNIT.
Animals are never to be allowed out alone or to run free; this includes cats as well as dogs. This is a Louisville Metropolitan Leash Law and failure to keep your pet leashed will be reported to them.
- 3) MAINTAINING & CLEANING UP AFTER YOUR PETS.
This is your ONLY NOTICE regarding picking up the feces from your pets. As of May 1, 2012:
 - a) With the First Letter sent to you regarding non-compliance a \$50.00 fine will be charged to you. This fee will not be waived.
 - b) The Second Letter regarding non-compliance will result in an additional \$50.00 fine, which will not be waived.
 - c) With the 3rd letter, you will be required to dispose of your animal.

The Board of Directors regrets having to take this action but our many requests (3 to 4 per year through newsletters and/or other communications) have been ignored so that you have left us no other options except to strictly enforce the Rules. This issue was discussed in depth at the Second Annual Board Meeting on May 1, 2012 by those co-owners who attended. Summer is coming and not only is the smell unacceptable, health hazards abound with the amount of feces being left unattended. Our lawn care workers have to ride or walk through this. Any one doing

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maintenance or other work on the grounds has to navigate around these feces. This has become a real problem in our community.

All of the above is covered in the Project Rules of Council of Co-Owners of the Creekwood Condominium Association, Inc. It is on file at the Jefferson County Clerk's Office, Document No: DH2002096358, recorded 5-23-2002 in Book 87 Page 47-50, File Number 1470.

In relation to your pets, number 14 in this document states:

"The maintenance, keeping, breeding, boarding, and raising of animals, livestock or poultry of any kind, regardless of number, shall be and is hereby prohibited within any Condominium Unit or upon any common elements, except that this shall not prohibit the keeping of a small dog (not to exceed 30 lbs.), cat, and caged birds as domestic pets provided that they are not kept or maintained for commercial purposes or for breeding. Areas within the regime may be designated as the sole areas for the curbing of animals. PROVIDED, HOWEVER, EACH OWNER SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING ANIMAL FECES FROM ANY AREA OF THE CONDOMINIUM. A FINE OF FIFTY DOLLARS (\$50.00) PER INCIDENT IS HEREBY IMPOSED UPON THE OFFENDING OWNER. In no event shall any animal be permitted in any of the common elements of the Project unless carried or on a leash. The owner of such animal shall indemnify the Council of Co-Owners of the Project and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the Project. If a dog or other animal becomes obnoxious to other Unit Owners by barking, by elimination in un-designated areas (designated areas may be set by the Board) or otherwise, the owner thereof must cause the problem to be corrected; or if it is not corrected, the Unit Owner upon written notice by the Board, shall be required to dispose of the animal. Any animals outside the condominium units shall be accompanied by their owner at all times. No tethering of any animals."

The Board of Directors has not set a designated area for curbing of pets. Feces must be cleaned up and removed to the dumpsters EACH time your pet relieves itself.

We live in close quarters here and your cooperation is needed. We are not inclined to make anyone get rid of their "baby" but that will depend on you exercising responsibility to the pet as well as to other co-owners if the community. We sincerely hope we do not have to take drastic measures; but be assured that we will if need be.

Thank you,

Your Board of Directors -- (Kevin, Linda & Ann)

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