

Amendment to the Rules and Regulations of

Gardens of Fern Creek June 04, 2020 Board approved By vote

This amendment is necessary and desirable to satisfy the wishes of the UNIT owners per their request and as declared by the Board of Directors.

This amendment will apply to current Rules and Regulations Section C. PET RULES on page 4 of the Home Owner Association Booklet.

1. No animals of any kind shall be raised, bred, or kept in any Unit or on the common grounds, except dogs, cats, or caged birds. In compliance to this Bylaw and Regulation the number of Pets is not to exceed one (1) per Unit and not exceed 25 lbs in weight.
2. Currently there are pets at 4933, 4911, 4934 Hames Trace and 7816 Fern Gardens Way which may exceed Rule 1. As of 6/24/2020 these pets shall be grandfathered in and shall remain a part of our community at Unit owners discretion. Otherwise, all future pets are to follow Rule 1.
3. No pet may be maintained in a Unit if it becomes a nuisance. Actions which will constitute a nuisance include but are not limited to an attack by the pet on a person, or more than one unprovoked attack on other animals, abnormal or unreasonable crying, barking, or scratching, or fleas, or other vermin infesting the pet if not eradicated promptly after the discovery of such infestation and repeated defecation in the Common areas.
4. All pets must be registered and inoculated as required by law and registered with the office of the Council or managing agent for the Council.
5. Pet owners are fully responsible for personal injuries and or property damage caused by their pets and shall (and do hereby) indemnify the Council and all other Unit Owners for all loss, cost, claim, expense, including, without limitation, reasonable attorney fees, caused by such pets.
6. Gardens of Fern Creek does not have designated pet exercise areas, therefore, pets must be leashed or carried; leashes may not exceed a length which will permit close control of the pet. Pets are not to be left unattended on stakes/leash in the yards for extended periods of time or without direct supervision by the Unit owner.
7. Owners of pets walked upon all Common Elements/Areas must promptly clean up their pets waste in all areas. There is a current (6/24/2020) city ordinance with a fine of \$200.00 for not carrying a disposal bag and a potential fine of \$500.00 for failure to pick up after your pet.