



2701 Westheimer Road
Houston, TX 77098-1243

EXHIBIT A

The Regency House Condominium Association Pet Policy

The Regency House is a pet friendly community. The following Rules and Regulations shall apply to all owner/residents, tenants, and their Pets and are meant to ensure that everyone is able to live here in a safe, sanitary, healthy, and peaceful environment.

I. Definitions and Restrictions

- 1) "Pets" shall be defined to include normal and customary domestic dogs, cats, birds, and fish.
- 2) An owner/resident shall be permitted to have up to two (2) Pets in their unit. There shall be no restriction on the number of fish within the unit.
- 3) A tenant shall be permitted to have only one (1) Pet in their unit. There shall be no restriction on the number of fish within the unit.
- 4) There is no weight restriction for Pets.
- 5) Specifically trained and registered service animals, as defined by the current ADA laws, will count as one (1) Pet towards the limit. Applicable Rules and Regulations will apply.
- 6) For the purposes of these Rules and Regulations any Pet brought upon The Regency House property, whether of a temporary nature or not, shall be subject to these Rules and Regulations.
- 7) A Pet Registration Form for each Pet, including Pets here on a temporary basis for more than thirty (30) days, must be completely filled out and the necessary license and vaccination documents submitted to the Management Office prior to any Pet being permitted to be on The Regency House property.
- 8) **The following dog breeds and animals are strictly prohibited: Dog breeds – Rottweilers, German Shepherds, Pit Bulls, Staffordshire Terriers, Chows, Great Danes, Doberman Pinschers, and Akitas; Exotic and Endangered Animal species; Reptiles; and any other dog breeds or animals deemed dangerous or inappropriate by the Board of Directors. This list is subject to change at any time.**

II. General Rules and Regulations

- 1) **Pet Fee:** For Pet Dogs only, an annual Pet Fee of \$180 per dog will be assessed in January of each year. Pet Dog owners moving in during the year will be assessed a prorated fee upon moving in. Pet Fees are used to cover expenses related to associated Pet Dog services and supplies. The Pet Fee is subject to change.
- 2) **Leash Regulations:** All Pets must be on a leash (maximum length of six (6) feet when in the building), in an appropriate cage, or carried by hand while they are in All Common

Areas except as set forth in the following sentence. Pet Dog handlers may elect, once they have entered the gated Dog Park in front or the Courtyard area in the rear of the building, to unleash their dogs to run about except when there is an event in the Courtyard area. The safety and wellbeing of others who are in these areas at the same time must be taken into consideration prior to unleashing their dogs. Cats are not allowed to run free and birds must be caged at all times when being transported to or from the Unit.

- 3) **License and Vaccination Requirements:** All Pet Owners must provide evidence that their Pet has been licensed and vaccinated in accordance with appropriate pet health standards and as required by the City of Houston and Harris County. Copies of the current valid license and vaccination record must be provided as they are renewed or annually in January when the Annual Pet Fee is assessed.
- 4) **Entrance & Exit:** Pets are permitted to enter and exit the building only through the Basement Ramp Door or the Basement Elevator Foyer Door.
- 5) **Elevator Use:** The Service Elevator is to be used for the transporting of Pets to and from the basement level. A Pet may be transported using the Passenger Elevator only when the Service Elevator is out of order or reserved for exclusive use for fifteen (15) minutes or longer.
- 6) **Restricted Areas:** Pets, with the exception of certified, registered service animals, are not permitted within the gated swimming pool and pool cabana area, laundry room, gym, main lobby, passenger elevators, or any common area when food is being prepared or served. The Board of Directors has the sole discretion to revise, reduce, limit or expand the Restricted Areas as and when it deems appropriate.
- 7) **Restricted Activities:** Pets are not permitted to be bathed on balconies or in any Common Area. All Pets must be bathed within the confines of a Unit or off property.

III. Pet Owners Responsibilities

- 1) Pet owners and/or handlers are responsible to ensure that their Pets do not bark, howl, whine, screech, or make other loud noises for extended or repeated periods of time. Pet owners shall not allow their Pets to unreasonably interfere with the rights of other residents to the quiet and peaceful enjoyment of their Unit or the Common Areas.
- 2) Pet owners and/or handlers are responsible to immediately pick up, clean the area soiled, and dispose of any Pet waste in the designated pet waste disposal receptacles. Pet Waste Stations located in the Basement Level and throughout the property provide complimentary pet waste bags and designated disposal receptacles. Additional complimentary pet waste bags and dispensers are available in the Management Office.
- 3) Pet owners and/or handlers are responsible to keep their Pet under control whenever they are in the Common Areas. Pet owners shall be held liable and financially responsible for any property damage, physical injury, or disturbance their Pet may cause or inflict upon property, other persons, or other Pets.
- 4) By bringing a Pet onto The Regency House premises, a Pet owner agrees to be bound by these Rules and Regulations. All Pet owners shall agree to indemnify and hold harmless the Regency House Association, each member of the Board of The Regency House Association, each employee of The Regency House and any other Unit owner, tenant, guest, visitor, vendor, or any other person present at The Regency House, for any loss, damage, costs, or liability (including attorney's fees and expenses) the

Association or any other such person's may incur as a result of the actions of such owner's Pet.

- 5) Pet owners are responsible to ensure that offensive pet odors from their Unit or their Pet are remediated on a regular basis or immediately upon notice from the Management Office.
- 6) Cat owners are responsible to dispose of cat litter by placing it in a strong plastic garbage bag and dropping it off in the Basement Level Trash Room or taking it out to the Trash Dumpster on the street. Cat litter may not be flushed down the toilet, poured down the sink drain, dropped down the trash chute, or thrown off the balcony.

IV. Violations, Fines, and Remedies

- 1) Any violation or non-compliance with any part of The Regency House Pet Rules and Regulations may subject the Pet owner to a fine, reimbursement and/or replacement costs, or, in the case of a serious violation or repeated violations, the revoking of permission to keep the Pet on the property.
- 2) Fines will be assessed as follows:

Courtesy Warning -	Verbal Notice; Noted in File; No Fine
First Written Notice -	Written Warning; \$50 Fine
Second Written Notice -	Written Warning; \$100 Fine
Third Written Notice -	Written Warning; \$250 Fine
Fourth & Final Written Notice -	Revocation of Permission
- 3) If a Pet owner fails or refuses to pay any pet fees or fines and reimbursement costs imposed upon them for violation of the Pet Rules and Regulations, the Board of Directors reserves the right to revoke the Pet owner's permission to keep the Pet at The Regency House.
- 4) The Association shall have the right to pursue all available legal remedies to cause the Pet owner to remove a Pet, including without limitation, a mandatory injunction. In this event, the Pet owner shall be solely responsible for all costs and expenses, including attorney's fees and expenses.

V. Applicability

This revised Regency House Condominium Association Pet Rules and Regulations is effective June 1, 2018, and amends and supersedes in their entirety all prior Pet Rules and Regulations of the Regency House Condominium Association

VI. Commitment

I have read and fully understand The Regency House Pet Rules and Regulations and commit to obeying and following them.

Pet Owner's Signature

Unit Number

Date