



Marsh Winds Homeowner Association Pet Regulation

In accordance with the provisions of, and under authority granted within, the Master Deed of the Marsh Winds Horizontal Property Regime in Section 3 (Association Governance: Board of Directors), and in Section 5 (Rules and Regulations), the Board may promulgate rules for the Regime. To clarify Exhibit H, Item (g) of the Master Deed that is titled "Pets", the Board is promulgating a regulation.

Exhibit H, Item (g) of the Master Deed states:

(g) **Pets.** A Unit Owner may keep a domestic pet in his Unit under the regulations promulgated by the Association from time to time. A Unit Owner may not keep any other animals, livestock or poultry, nor may any of the same be raised, bred, or kept upon any portion of the Property, including any balcony or patio. All pets shall be housed within the Unit. Pets must not constitute a nuisance or cause unsanitary conditions. Incessant barking or howling of a dog which is clearly audible in another Unit shall be a nuisance, unless otherwise expressly determined by the Board of Directors. No pet shall be permitted to leave its excrement on any portion of the Common Areas or Area of Common Responsibility or the Unit of another Owner and any owner of such pet shall immediately remove the same. The Board of Directors shall have the right to determine, in its sole discretion, whether a particular pet meets the criteria set forth above, and, if not, it may require the owner of the pet to remove such pet from the Property.

To clarify the pet provision stated in Item (g) of the Master Deed the Board promulgates the following regulation:

A Unit Owner may keep a domestic pet or pets in his/her Unit and may determine whether to allow renters, guests and/or visitors to have a domestic pet or pets in his/her Unit. If a domestic pet becomes a nuisance, defined as incessant barking or howling which is clearly audible in another Unit, or causes unsanitary conditions by leaving excrement on any portion of the Common Areas or Limited Common Areas, the Board gives the property management company the authority to contact the Unit Owner and have the pet removed.

BE IT FURTHER RESOLVED that a copy of this policy shall be sent to all homeowners at their last known addresses.

This policy was adopted by the Board of Directors on May 29, 2018, and shall be effective immediately.

Distribution. The Association's Managing Agent is authorized and directed to circulate a copy of this Policy to all Members. Recorded in the Book of Minutes on May 29, 2018


ATTEST: MARSH WINDS OWNERS ASSOCIATION, INC.

Signed: May 29, 2018

President - Board of Directors

I certify that the foregoing Pet Regulation constitutes the original Pet Regulation of Marsh Winds Owners Association, Inc., as duly adopted at a meeting of the Board of Directors thereof, held on the 29th day of May, 2018, and have executed the Pet Regulation this 5th day of December, 2018.

MARSH WINDS HORIZONTAL
PROPERTY REGIME and
MARSH WINDS OWNERS
ASSOCIATION, INC.

A handwritten signature in black ink, appearing to read "Mike Leake", written over a horizontal line.

By: Mike Leake
Its: President

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Filed By:

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