

SUMMIT NORTH ESTATES, INC.

INFORMATION REGARDING PETS & ANIMALS IN OUR COMMUNITY

Our Subdivision is subject to the following deed restriction:

4.13 No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except for those approved by the Association. The Association hereby approves in advance a maximum of two dogs and two cats per lot, and one horse per acre on each lot one acre or larger. All other animals and pets must be approved in writing in advance by the Association. The Association reserves the right to revoke approval for any pet if said pet causes excessive noise, nuisance or odor and said violation remains uncured after 30-day notice from the Association. Dogs and horses in the street, any unfenced area or in any common areas must be always kept on a hand-held leash or bridle. Owners are responsible for all cleanup after their animals. All other pets and animals must be always confined to the lot. For purposes of this restriction, other than dogs or cats, the Association specifically reserves the right to determine whether a particular animal or bird shall be considered a household pet.

What homeowners should know:

- ALL pets and animals are subject to approval by the Association; however, each Lot is pre-approved for a *maximum of 2 dogs and 2 cats, and 1 horse per acre* (NO horses are permitted on Lots under 1 acre in size) ("PreApproved Animals").
- ANY and ALL pets and animals (other than the PreApproved Animals) **require** approval by the Association, and homeowners must obtain approval from the Association (e.g. a variance) **before** permitting any such pets or animals to be kept on their Lot.
- The Association may revoke approval of any pet or animal (including PreApproved Animals) in the event such pet or animal causes violations of the Subdivision's restrictions.
- All animals must be confined to a homeowner's Lot; provided, however, that dogs, cats and horses may be taken off a Lot by a homeowner but such pet or animal must remain on a leash/reins *handheld by the homeowner at all times*, and the homeowner is required to clean-up after such pet or animal throughout the Subdivision.
- Variances relating to poultry --- In the event a Lot is granted a variance allowing poultry, such variance permits the homeowner to keep on its Lot a *maximum of 4 laying chickens* (i.e. hens only, NO roosters).
- Requests for approval of pets/animals should be submitted to the Association c/o secretary@summitnorth.org. Construction requests relating to pets/animals (e.g. dog houses, stalls/stable, coops) should be submitted to the Architectural Control Committee via the Association's website.