

Cedarcrest Park Townhomes

PET REGULATIONS

1. Pets:
 - a. will not be left alone outside whether they are confined or not. This includes any area outside: common or limited common areas or balconies.
 - b. will be on a leash at all times while outside. Leashes will not exceed 6 ft. in length. Dogs will only be walked on the common area (not the limited common area) and be kept under control so as not to damage flowers, bushes, etc.
 - c. will not be allowed in pool area.
2. The owner of any animal is responsible for damages by their pet. Damage is to be reported to the board.
3. Animal feces are to be removed immediately from all common or limited common area by the owner or keeper for health and nuisance reasons. Owner/keeper must carry a “pooper scooper” at all times. Animals will not be allowed to defecate in the mailbox areas, or the boxes housing the sprinkler system. An infraction should be reported to the Board.
4. Pets creating a nuisance, damage or excessive noise in or outside the unit should be reported to the Board.
5. No animal is to be tied to a tree.
6. Animals must have proper shots each year and proof of same to be on file with the Board. Pets must also have flea collars on at all times and dogs must be dipped for fleas and ticks in the spring and summer.
7. No more than a total of 2 dogs or cats will be allowed per unit.

The following penalties shall be effective without further notice to the owner/keeper. More specifically, with the following penalties in effect:

The Board of Directors has advised residents on numerous occasions of the problems of dogs not being on leashes and residents not cleaning up after their dogs while walking in common areas.

The restrictive covenants contain language to the effect that owners will not conduct offensive activities which become an annoyance or nuisance to any other unit owner. The City of Tulsa ordinance states it is an offense for any owner of a dog in the corporate limits of the City of Tulsa to fail to prevent any dog owned from running or being at large on public or private premises not under the control of the person unless under control of leash by owner. It is also the duty of the Chief of Police to seize and impound every dog at large and the duty of the Judge of the Municipal Criminal Court to designate the penalties for violators.

The restrictive covenants also provide for the Board of Directors to adopt rules and regulations regulating occupancy of common elements. The Board therefore adopts the following rule to enforce the covenants and City Ordinances.

“Any person who is bound by the restrictive covenants of CEDARCREST and who permits their dog to be in common areas and not under control of a leash or who fails to clean up after walking their dog in common areas shall incur penalties as follows, to-wit:

- a. First violation – warn the owner/keeper with any and all expenses charged to owner.
- b. Second violation – a board approved fine will be applied to the unit ledger.

All rules are subject to be amended by the Board of Directors.