

**OAKRIDGE AT BLACKHAWK HOMEOWNERS ASSOCIATION
ANIMAL CONTROL POLICY STATEMENT**

EFFECTIVE FEBRUARY 1, 1984

BE IT RESOLVED:

1. No animal or fowl, other than a reasonable amount of domestic pets, may be maintained on any lot;
2. No domestic pet shall be allowed to run free without a leash or restraining and/or control mechanism;
3. No domestic pet shall be allowed to create a nuisance;
4. Owner's shall register each domestic pet and provide documentation of immunization to Association;
5. No domestic pet housing structure shall be constructed without approval of DRB;
6. Either the Board or Manager for Oakridge Village at Blackhawk Association acting for the Association, shall cause the removal of any pet which creates a nuisance;
7. The Board or Manager for Oakridge Village at Blackhawk Association acting for the Association, shall cause unleashed animals to be impounded by telephoning the Contra Costa County Animal Control;
8. The Board or Manager for Oakridge Village at Blackhawk Association acting for the Association, shall, after proper notice, levy any assessment against the Owner of any animal in violation of the CC&R's. Said assessment of \$50.00 plus costs, shall be in compliance with Article Six, Section 7 of CC&R's, after notice and hearing before the Board;

Each Owner being levied against shall be given at least ten (10) days written notice of hearing. The Board shall decide whether the Owner has failed to comply with the CC&R's and these rules, shall determine the total amount of the assessment, at its own discretion, and render its decision in writing;

9. Each member of said Association has agreed to comply with the CC&R's and has agreed and covenanted to pay to the Association any special assessments pursuant to Article Six, Section One of the CC&R's;
10. Failure of the Owner subject to the assessment to pay such assessment within thirty (30) days of the assessment entitles the Board to secure a lien upon the Owner's lot. Failure to pay any assessments entitles the Board to bring any action at law against the owner personally obligated to pay or foreclose the lien against the property. The Owner shall be liable for payment plus interest from the due date at the rate of ten percent (10%). In addition, the Owner shall be liable for all attorneys' fees and costs incurred in enforcing said assessment under the authority of and pursuant to Article Six of the CC&R's.

Authority: CC&R's, Article 3, Section 10
First mailing: January 30, 1984