

# *Owners Association of Murphy Farms, Inc.*

## **PET POLICY FOR MURPHY FARMS**

**WHEREAS**, Article 4.4, of the Declaration of Covenants, Conditions and Restrictions for Murphy Farms authorizes the Board of Directors (the "Board") to adopt, amend and repeal rules regulating the types, sizes, numbers, locations, and behavior of animals at the Property

**WHEREAS**, in order to protect the equity of the individual Lot owners at Murphy Farms and to preserve the character of the Owners Association of Murphy Farms, Inc., as the property owners' association, the Board deems it necessary to adopt rules regulating pets at the Property

**NOW, THEREFORE IT IS RESOLVED** that the following rules and regulations are established for the enforcement of animal restrictions within Murphy Farms and the same are to be known as the "Pet Policy" of the Association:

### **Animal Restrictions**

In order to (i) protect the equity of the individual lot owners at Murphy Farms and (ii) preserve the character and safety of Murphy Farms as a property owners association, the Association shall be governed by the following restrictions:

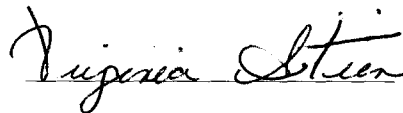
1. Animal Regulations. Pets on the Property shall be governed by the following rules:
  - a) Licenses. Pet tags & licensing are governed within the bounds of the City of Murphy ordinances.
  - b) Leashes. No dogs are allowed to run at large. Owners must be in direct control of their dogs at all times. All dogs must be on a leash at all times when outside the confined area of a yard.
  - c) Cats. Cats running at large to such a degree that it causes an unreasonable disturbance to a person of ordinary sensibilities is prohibited.
  - d) Pet Waste. All pet owners are required to clean up after their pet. Pet droppings on neighbors' yards or public use areas must be scooped up immediately and disposed of properly. Offensive odors originating from the pet owners property are not allowed.
  - e) Noise. Excessive noise (e.g. barking) is not allowed. Excessive is defined as a noise level that is found unacceptable and reported by two or more neighbors. Nobody may permit an animal to habitually yelp, bark, howl or create noise in a manner that unreasonably disturbs the peace of any person.
  - f) Nuisances. Any chasing, intimidating or other negative behavior by any pet against people or other pets is not allowed.
  - g) Dangerous Animals. No savage or dangerous animals shall be kept or housed within Murphy Farms. The Board shall have the sole ability to determine if an animal is savage or dangerous.
  - h) Number of Pets. No more than a total of 4 dogs and/or cats or any combination thereof may be maintained on each lot. Offspring of existing pets less than 6 months old are excluded.

- i) Damages. Owners are responsible for all damages caused by their pets. This includes lawn damage, fence damage, plant damage and/or all clean-up costs.
- j) Indemnification. Any resident who allows an animal to be brought or kept within Murphy Farms shall indemnify and hold harmless the Association for any loss, damage or liability which the Association may sustain as a result of the presence of such animal within the Subdivision. The property owner shall be responsible for following the Murphy Farms Pet policy while that animal is in Murphy Farms.
- k) Handicap Accommodations. The above rules do not apply to pets reasonably required as aids to accommodate handicap persons.

2. Fines. The Board may impose against the Lot and its Owner a fine of \$50 for violations of this Pet Policy, in accordance with the Covenant Enforcement and Fining Policy of Murphy Farms. Noise or nuisance behaviors during non-daylight hours will be doubled to \$100. Habitual offenders (more than 3 violations in a 12-month period), continuing violations or violations which have an indefinite commencement or termination date, shall be subject to a fine of \$100 a month until the violation is corrected. In addition, the Board may determine and enforce other remedies, which may include the imposition of additional fines.

This Policy is effective upon recordation in the Public Records of Collin County, and supersedes any policy regarding animals which may have previously been in effect.

This is to certify that the foregoing Policy was adopted by the Board at a meeting of the same held 12/10/11, and has not been modified, rescinded or revoked.



Virginia Stein  
President  
Owners Association of Murphy Farms, Inc.