

Animals and Pets Excreta Resolution

Water Oak Homeowners Association of Manatee, Inc.

Whereas, Article IV Section 4.1 and Article V of the Water Oak Homeowners Association of Manatee County Inc. (WOHA) Covenants, Conditions, and Restrictions gives the Board of Directors the powers and duties necessary to conduct the affairs of the Association and to make such rules and regulations as the Directors deem in the best interests of the Association; and

Whereas, This resolution is reasonable, consistent with the Declaration, Bylaws, and State Statutes, and does not exceed the authority given to the board.

For the health, safety, welfare, and comfort and convenience of all residents, the Board wishes to establish rules enforcement policies and procedures so that it may fairly and consistently enforce the governing documents; and

Whereas, WOHA Article IV - Use Restrictions - Animals and Pets, imposes restrictions on pets and other animals; and

Whereas, the BOD wishes to address Member health concerns regarding the excreta of said animals;

NOW, THEREFORE BE IT RESOLVED, that the following rules enforcement policies are adopted by the Board effective December 18, 2019 and that notice of their adoption shall be given to the membership within 15 days of the above date.

Removal of animal waste (Excreta)

(a) The owner of any animal shall be responsible for the removal of any excreta deposited by his/her animal anywhere within the community, including on sidewalks, common areas, streets, or private property other than the premises of the owner of the animal.

(b) The excreta must be carried back to the animal owner's property and properly disposed of. It may not be put down a drainage opening, into a pond, someone's trash or recycle container, left on the sidewalk, or anywhere else that is not the property of the animal's owner.

(c) Each instance of excrement not removed will be considered a separate offense under Article 3-9 of the Declaration, Articles and these Bylaws, and the rules of the Association. In other words, one excreta not removed is one offense, two excreta not removed are two separate offenses, three excreta not removed are three different offenses, and so on.

(d) The owner of any animal shall remove animal waste from his or her property if it poses a threat to the health, safety, or well being of any animals or persons.

Restraint and Control

In compliance with Manatee County's Animal Ordinance 12-10, any animal must be on a Leash, Restraint, Tether, Chain, Rope, Harness, Etc., no longer than eight (8) feet in length when the animal is off the owner's property and must be under the physical control of the owner or custodian at all times.

Compliance and Fines

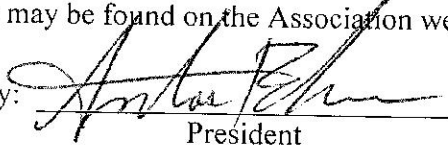
Each member and the member's tenants, guests, and invitees are governed by and shall comply with this resolution. Failure to comply will result in penalties outlined in Article 3-9 of the Declaration, Articles and these Bylaws, and the rules of the Association.

IN ADDITION, the Board may report the incident to Manatee County as a violation of Animal Ordinance 2-10, which carries its own civil penalty as outlined below.

Fines, not to exceed One Hundred Dollars (\$100) per violation, shall be levied against a member or any tenant, guest, or invitee, but in no event shall such fine exceed One Thousand Dollars (\$1,000) in the aggregate. Such fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing.

Such fine or suspension shall be as provided for and governed by FSS Section 720.305(2), and in addition to the Civil Penalty outlined in Manatee County Animal Ordinance 12-10. A complete copy of the ordinance may be found on the Association website <http://www.mywhisperbend.com>.

Approved By:



President

ANTAEUS BALEVIRE
Print Name