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BILL GARRETT, Davidson County

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GLENCOURT CONDOMINIUM HOMEOWNERS ASSOCIATION AMENDMENT TO BY-LAWS CONCERNING RULES FOR PETS

GIVEN THAT the First Amendment to the By-Laws of the Glencourt Homeowners Association has By-Laws of record in the Register's Office for Davidson County, Tennessee, at Book 6396, page 855 and Book 6402, page 309; and the Association desires to amend the By-Law concerning Rules for Pets (Exhibit A), and

WHEREAS these By-Laws may be amended or modified from time to time by action or approval of two-thirds (2/3) of the Unit Owners, and

WHEREAS the Board deems it necessary and desirable of the health, safety, welfare, comfort, and welfare of the Members to establish certain policies and procedures regarding pets, and

NOW, THEREFORE, the Board resolves that the following policies and procedures regarding pets be, and hereby is, adopted:

I CLASSIFICATION OF ANIMALS

- A. Permitted Animals. The following constitutes a listing of the types of animals permitted subject to the provisions of the By-Laws and of this Resolution: dogs or cats (limited to two per unit); guide animals; and aquarium fish.
- B. Pets are not to exceed 25 pounds at their adult weight.
- C. Prohibited Animals. The following types of animals are not permitted: canines other than dogs, felines other than cats; and insects, reptiles, amphibians, and fish other than those confined in an aquarium or terrarium, and mammals other than those confined in cages without access to the common elements.

II PET REGISTRATION

- A. The purpose of pet registration is to aid in identifying a pet and its owner in the case of injury to the pet or another animal or person, in the case of a violation of the Governing Documents, and to prevent false accusations when a problem animal is from the outside community.

- B. All pets having access to the common elements shall be registered with the Association, using a Pet Registration Form contained in Exhibit A to this Amendment.
- C. The Registration Form shall be submitted to the Property Manager at such address as the Board may designate. The address is now: Glencourt Homeowners Association, c/o Cherokee Properties, P.O. Box 121559, Nashville, Tennessee 37212.
- D. Registration with the Association is in addition to, not in lieu of, registration required by Metro Nashville. It is the responsibility of pet owners to properly inoculate and register their pets as required by local ordinance.

III PET RULES

- A. Members shall not permit their pets to become a nuisance by virtue of the size or number of pets (there is a limit of one dog or one cat), the behavior of the pets, the conditions in which they are kept, or sounds they make.
- B. No pet shall be permitted to bark, howl, whine, or make other noises for such a time as disturbs neighbor's rest or enjoyment of their home. No pet shall be left unattended on a balcony or patio for an extended period of time.
- C. Except when within its owner's unit, a pet must be carried or on a leash which enables close control of the pet and attended by a responsible person.
- D. No animal may be leashed or tied to any object on the Common Elements.
- E. Pet owners are fully responsible for any property damage, personal injuries, or disturbances their pet may cause or inflict.
- F. Pets may not be kept or maintained for commercial purposes.
- G. Every female dog and cat, while in heat, shall be kept confined inside the unit in such a manner that she will not be in contact with other dogs or cats, nor create a nuisance by attracting other dogs or cats.
- H. Owners who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in a container within their residence. Please be considerate of your neighbors. Pet waste and odors shall not be permitted to accumulate in units so as to create unattractive or unsanitary conditions.
- I. Owners who lease their property shall obtain from the lessee a written agreement (whether on the lease form itself or in a separate document) to abide by the rules and shall submit a signed copy of that agreement to the Property Manager.

- J. All pets having access to the common elements must be registered and inoculated as required by law.

IV ENFORCEMENT

- A. Penalties for violation of the local animal control ordinance may be enforced by the locality independent of remedies pursued by the Association. The Association may enforce its penalties independent of remedies pursued by the locality.
- B. Pets causing or creating a nuisance or unreasonable disturbance or noise may be permanently removed from the Property upon ten (10) days written notice from the Board. Generally, however, the Association shall employ the procedures of the Policy Resolution prior to removing the pet, except that if a pet is running loose, the animal control authorities may be called to collect the pet.
- C. Should the Board deem necessary, a fine may be issued to the homeowner if they choose not to abide by these rules & regulations. The fine will be determined by the Board on a case-by-case basis.

V. INDEMNIFICATION

Pursuant to the Master Deed, Paragraph 5, sub paragraph (a), any person who keeps or maintains a pet on the property shall be deemed to have indemnified and agreed to hold free and harmless the Association, the Property Manager, each Member and the Declarant from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Property.

EXHIBIT "A"

**GLENCOURT CONDOMINIUMS
PET REGISTRATION FORM**

I/We, owners of unit # _____ at the Glencourt Condominiums hereby agree to the above stipulations and will abide by these Pet Rules & Regulations. We also agree that if a fine is issued, we will pay that fine within ten (10) days of receipt of letter from the Board of Directors. We also agree to notify the Property Manager should we no longer have pets in our unit.

Owner

Type of Pet

Owner

Color & Weight of Pet

Date

Name of Pet

Current policy

Glencourt Rules

Estate and Garage Sales – No such sales are allowed except by prior written Board approval on a case-by-case basis, and then on the basis of “By Invitation Only” with a limit of one client on site at a time. Approved sales must be between the hours of 10 am and 4 pm and for no more than 2 days. No signage of any kind outside of the unit is allowed.

Possible revisions

Estate and Garage Sales – The Glencourt Homeowners Association encourages consignment and online sales to minimize security risk and inconvenience to neighbors. No estate or garage sales are allowed except by prior written Board approval on a case-by-case basis, and then on the basis of “By Invitation Only” with a limit of one client on site at a time. Approved sales must be between the hours of 10 am and 4 pm and for no more than 2 days. No signage of any kind outside of the unit is allowed. A unique gate code will be created for each sale for use at the sale and for collection of the sale goods. No other gate code shall be disclosed to the customers of the sale. The owner of the property or the sale agent must provide a refundable one thousand dollar (\$1,000.00) damage deposit prior to the sale. The Glencourt Homeowners Association reserves the right to inspect the sale for compliance with these regulations and is authorized to hire security services at the expense of the owner during the sale if the regulations are violated.