LAMORADA PET POLICY

10.7 Pets.

10.7.1 No more than two (2) dogs, cats or birds (two being the maximum number of such animals in any combination, but specifically excluding in all events reptiles, pot bellied pigs and other livestock or wildlife) and/or a reasonable quantity of fish shall be permitted to be contained in a Unit, except that pets that are of a known vicious breed such as "Pit Bulls," "Bull Terriers," "Chows," "Rottweilers" or other like breeds are not permitted.

10.7.2 Pets shall not be permitted upon the Common Areas except pursuant to rules and regulations of the Association or as contained in the Declaration.

10.7.3 Each Owner shall indemnify the Association and Declarant and hold them harmless from and against any loss or liability of any kind or character whatsoever arising from such Owner's having any pet on the Property. All Owners are required to clean up all pet droppings deposited on the Common Areas or other portions of the Property.

10.7.4 Any complaints filed by residents of damage caused by a pet shall be submitted in writing to the Board, which shall determine the amount of the damage and notify the applicable Owner who owns the pet in writing to make the necessary repair, replacement or removal (as the case may be). If such Owner fails to properly act within fifteen (15) days from the date of such notice, or fails to otherwise reach an agreement in writing with the Board as to the payment for such damage or remedying any other violation within fifteen (15) days from the date of such notice, such Owner shall be required to permanently remove the pet from the Property. Payment for damages pursuant to this Subsection shall not be in lieu of any right of action which the person sustaining the damage shall be entitled to independently. Any pet complaint filed with the Association, whether or not such complaint

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involves damage as described above, shall be verified by a designated member of the Board of Directors.

10.7.5 For purposes of Section 10.7 only, the term "Owner" shall be deemed to include any Tenant, Guest or occupant of the Unit.

10.8 Additional Rules Regarding Pets and Animals. Notwithstanding Section 10.7 hereof, the Association shall have the right from time to time to adopt or amend with respect to any Neighborhood or area within the Property restrictions (including those of Section 10.7), rules and regulations governing the type, number and size of pets or other animals that may be kept within that Neighborhood. The rules and regulations governing pets may vary between Neighborhoods and areas of the Property to the extent that the Board of Directors deems appropriate.