

**PINE VALLEY HOMEOWNERS ASSOCIATION, INC.**  
**BOOK OF RESOLUTIONS**

**PINE VALLEY HOA ASSOCIATION, INC.**  
**RESOLUTION 2025-\_\_\_\_\_**  
**Adoption of “Animal Policy”**

That the following resolution was adopted by the Board of Directors of Pine Valley HOA Association, Inc. (hereinafter “Association”) as indicated below:

THAT WHEREAS, the Board of Directors has the authority, pursuant to Article VIII, Section 1 of the Declaration of Covenants, Conditions and Restrictions for Pine Valley Subdivision (hereinafter “Declaration”) to formulate, amend, publish and endorse reasonable rules and regulations concerning the use and enjoyment of the Common Areas and individual Lots;

THAT WHEREAS, Article VIII, Section 4 of the Declaration provides that “no animals, livestock, or poultry of any kind shall be kept or maintained on any Lot or in any dwelling; except a reasonable number of domesticated dogs and cats may be kept or maintained provided that they are not kept or maintained for commercial purposes”;

THAT WHEREAS, the Board of Directors believes that the adoption of reasonable rules and regulations regarding the number of domesticated dogs and cats and their conduct upon the Properties should be adopted;

BE IT THEREFORE RESOLVED, that the Board of Directors of the Association hereby approves the following Rules and Regulations regarding Animals:

1. That no animals of any kind, except a total of six dogs or cats (of any combination), may be kept upon any Lot.
2. That any fecal waste deposited by any dog or cat on any Lot shall be cleaned up and removed at least once every seven (7) days. That fecal waste deposited by any dog or cat upon any portion of the Properties other than the Owner’s Lot shall be immediately removed and contained in a plastic bag or other suitable container and disposed of in a trash receptacle.
3. That no dog or cat shall be allowed to roam or run free upon the Properties. Any dog or cat must be leashed when not contained within a dwelling or fence.
4. That no dog or cat may present an actual threat to the health and safety of the Residents, or cause damage to another Resident’s property, including another Resident’s dog or cat, or create an unreasonable nuisance or annoyance to Residents. That examples of such behavior include, but are not limited to: aggressive behavior to residents or guests which creates fear in a reasonable

person; an attack on another dog or cat which causes physical harm; objectionable noise such as excessive barking; repeated and/or excessive damage to property or landscaping; and repeated incidents of failure to remove and dispose of a dog or cat's fecal waste. That any such behavior may result in the Board determining that such pet be removed from the Properties or such other remedies as may be available to the Board.

5. That Residents and Guests must comply with applicable County or Town ordinances regarding animals and pets.
6. That any violation of the foregoing provisions may result in enforcement action in accordance with the Governing Documents of the Association.

The foregoing action was approved unanimously by the Board of Directors of the Association on the 7 day of March, 2025.

Richard Harbit  
Richard Harbit (Mar 7, 2025 20:20 EST)  
\_\_\_\_\_  
Director

Dennis Franzen  
Dennis Franzen (Mar 10, 2025 06:53 EDT)  
\_\_\_\_\_  
Director

Kevin Brown  
Kevin Brown (Mar 10, 2025 13:56 EDT)  
\_\_\_\_\_  
Director

\_\_\_\_\_  
Director

\_\_\_\_\_  
Director

**PINE VALLEY HOA ASSOCIATION, INC.**  
**RESOLUTION 2025- 02**  
**Adoption of “Parking Policy”**

That the following resolution was adopted by the Board of Directors of Pine Valley HOA Association, Inc. (hereinafter “Association”) as indicated below:

THAT WHEREAS, the Board of Directors has the authority, pursuant to Article VIII, Section 1 of the Declaration of Covenants, Conditions and Restrictions for Pine Valley Subdivision (hereinafter “Declaration”) to formulate, amend, publish and endorse reasonable rules and regulations concerning the use and enjoyment of the Common Areas and individual Lots;

THAT WHEREAS, Article III, Section 4 of the Declaration provides that the Association may regulate parking in the Common Area and on individual Lots. The Declaration specifically states that “Motor vehicles may not be parked or kept on any street in the subdivision for more than one (1) twenty-four (24) hour period during a thirty (30) day period” and that “parking or storage of motor vehicles on the grass area of any Lot is prohibited”;

THAT WHEREAS, in order to avoid confusion and misapplication of this provision of the Declaration, the Board of Directors believes that the adoption of reasonable rules and regulations regarding the parking of vehicles upon Lots and the Streets in the subdivision should be adopted;

BE IT THEREFORE RESOLVED, that the Board of Directors of the Association hereby approves the following Rules and Regulations regarding Parking:

1. That no vehicle can be parked on any street in the subdivision more than one day within any 30-day period. For purposes of this provision, a day shall be defined as twenty-four hours. In order to enforce this provision, the Board shall presume that a vehicle has violated this provision if it is observed parked in the street more than 24 hours after it was initially observed.
2. Parking time shall not be cumulative during a 30-day period. If a vehicle is parked on the street, it shall be presumed to have been parked for a period of 24 hours, unless observed exceeding that time limit as described in Paragraph 1. The purpose of this is to prevent vehicles from parking for 1 hour at a time for 23 days, which would be prohibited by this provision.
3. That an Owner has violated this provision, and will be held responsible, whether the vehicle observed was parked on the street by the Owner, his residents, guests, tenants, or invitees.

4. That no vehicle shall be stored or parked on the grass area of a Lot.
5. That extraordinary events, such as parties or garage sales, shall be excluded from enforcement of the 24-hour street parking prohibition as it is the intent of the Board to prohibit habitual violation of this provision, not one-time or temporary violations.
6. That any violation of the foregoing provisions may result in enforcement action in accordance with the Governing Documents of the Association.

The foregoing action was approved unanimously by the Board of Directors of the Association on the 24 day of July, 2025.

	DocuSigned by:
	<i>Rick Harbit</i>
Director	<u>A890A2E2CAB1410...</u>
	Signed by:
	<i>DENNIS FRANZEN</i>
Director	<u>FDA55EC71D46488...</u>
	DocuSigned by:
	<i>KEVIN BROWN</i>
Director	<u>84A685886C35493...</u>
  _____ Director	
  _____ Director	