

FOREST OAKS, SECTION II
RULES AND REGULATIONS
PETS POLICIES

1. Changes to the Pet Policy Rules and Regulation as of February 15, 2024 will not apply to pets that residents already have. The new Pet Policy and Regulations will be imposed for any new pet.
2. Homeowners will register any pets/animals housed inside or outside of the homeowner's unit.
3. Pets shall not be kept, bred, or used for any commercial purpose.
4. Pets must be confined to the Pet Owner's unit and may not be left unattended in any common area. Unattended pets include, but is not limited to:
 - a. Free roaming pets
 - b. Pets tethered to a stake, tree, post, etc.
5. Number of dogs and cats permitted per unit.
 - a. 2 dogs allowed per unit.
 - b. 4 cats allowed per unit
 - c. Any combination of 4.a. and 4.b. that complies with 4.a. and 4.b.
6. Pets breeds or variation of the breeds not allowed at Forest Oaks II
 - a. Pit bulls, rottweilers, Doberman pinscher, bull mastiffs, Siberian Husky, Chow, nor any other aggressive dog breeds or variation of the breeds that are deemed aggressive by Forest Oaks II Insurance Carrier.
 - b. exotic animals
 - c. barnyard animals
 - d. wild animals
7. Pet Owners must accompany their pet(s) when in common areas and shall keep pets on a leash at all times when outside the Pet Owner's unit and patio area.
8. Pet Owners shall be responsible for the removal of all droppings left by their pets or their guest's pets when outside the confines of their unit. Droppings must be securely bagged and disposed of in a trash receptacle belonging to the Pet Owner. No pet waste may be disposed of in any other container.
9. No pet shall be allowed to become a nuisance or create any unreasonable disturbance as determined by the City of Murfreesboro Code of Ordinances.
 - a. The Ordinance is as follows: "A violation occurs when an animal barks, howls, whines, meows, squawks, or makes any other like sound continuously for more than ten minutes or intermittently for more than 20 minutes, where such sound is plainly audible from a distance of 100 feet or more from the animal or where such sound unreasonably disturbs the peace." City of Murfreesboro Code of Ordinances Chapter 21, Article V, Section 21-108 (C).
10. Pet Owners shall be responsible for any damage to common elements or limited common elements caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage shall also be the responsibility of the Pet Owner.
11. Unit Owners are responsible for the pets of guests who visit their unit. Such pets are subject to the same restrictions as Unit Owner's pets. No pet(s) of guests can stay in the unit for more than fourteen (14) days (consecutive or staggered) in any one-year period without prior written permission of the Board of Directors.

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12. Pet Owner's shall indemnify the Forest Oaks II Homeowners' Association and shall hold the Association harmless against loss or liability of any kind arising from their pet(s).
13. Pet Owners must have their pet under control at all times.

****** IMPORTANT NOTICE ******

The Board of Directors may require the permanent removal of any pet within three (3) days if such pet is determined by the Board to be a nuisance or a danger to the persons or property at Forest Oaks II. The Board may not act arbitrarily to cause such a removal. The Board, will, to the greatest extent possible, involve municipal animal control services to intervene in making a determination to require the permanent removal of a pet. If so determined, the Pet Owner will have three (3) days to remove the pet from the premises. In such case, during this period, the Pet Owner must strictly maintain the pet on a short leash (maximum six (6) feet) with a muzzle over the pet's jaws at all times the pet is outside the Pet Owner's unit. The Board may impose fines for each month a unit owner is not in compliance with a removal order from the Board.