

January 12, 2005

To: AIA Board of Directors
From: ACC
Re: Large Animal Policy - Approved Feb 9, 2005

Policy: Large animal definition and limitation on allowed lots

Purpose: To protect and maintain community continuity. To protect the value of surrounding property. To reduce hazards to surrounding owners. To further define policy on household and non household pets.

Preamble: The Arbors deed restrictions designate selected lots within the Arbors that allow for the permanent residence of large animals. The number of large animals allowed is not defined. Defining the number and space requirements on each lot which allows such animals will standardize and clarify the rules, define the term permanent and allow for the protection of the rights of all owners.

Over population of large animals in a confined space creates issues and hazards that may negatively impact surrounding owners, Arbors land values, and the animals in question. Some of these issues and hazards include, but are not limited to: soil erosion, redirected water drainage, waste disposal, soil contamination, less than healthy animals, undesirable odor and insects. Therefore, the following policy was proposed by the ACC and adopted by the Board of Directors:

Policy: Deed restrictions list FFA allowed animal projects within the Arbors. Lots that allow full time, permanent large, hoofed pets, such as horses, are also defined. Approval of a variance by the Board of Directors is required for residence, temporary or permanent, of any other type large animal on any Arbors lot. Permanent residence of large hoofed animals on lots designated to allow large animals is limited to one animal per acre. Permanent residence of large hoofed animals is defined as 4 consecutive days or 8 days [consecutive or non consecutive] each calendar month.

In the event of a special need that would necessitate any large hoofed animal stay a period of time that would designate the animal as permanent, but the space requirement as detailed above cannot be met, the property owner must submit a request for the extended stay to the ACC and the Board of Directors via email or written letter prior to the dates of the stay. The request must contain the name and type of the animal, the dates of the stay, and the contact phone numbers of the lot owner and the animal owner. The Board reserves the right to deny the request if the owner is not in good standing or has had two approved requests in a two calendar month period. Board approval is required prior to the animal beginning the stay. Proceeding with a stay without approval of the Board will result in an immediate \$50 fine.

An emergency stay, defined as the temporary placement of animal that would be defined as permanent by this policy and that does not have the prior Board's approval, requires an request be submitted on the first day of the stay to the Board and ACC by email or hand delivery letter. The Board reserves the right to deny the request if the owner is not in good standing or has had one approved request in a two calendar month period. Denial of a request requires the immediate [within 24 hours] removal of the animal from the lot. Failure to comply with timely removal of the animal will result in an immediate \$50 fine.