

ANIMALS & PETS

POOPER SCOOPER – “Each Resident is responsible for the removal of his pet’s wastes from the Common Elements. The Board may levy a fine against a Unit and its Owner each time feces are discovered on the Common Elements and attributed to an animal in the custody of that Unit’s Resident.”

[Community Manual / K-6] Scooping your pet’s poop is also a City of Cedar Park Ordinance !

NUMBER ALLOWED – “A Resident may keep in his Unit customary domesticated housepets, such as domesticated dogs, cats, caged birds, and aquarium fish – provided there are not more than two cats –or- two dogs –or- one cat & one dog.” [Community Manual / K-1]

BREEDERS / PROHIBITED TYPES – “No Resident may keep a dangerous or exotic animal, Pit Bull Terrier, Doberman Pincher, Rottweiler, trained attack dog, or any other animal deemed by the Board to be a potential threat to the well-being of people or other animals. No animal or housepet may be kept, bred, or maintained for commercial purpose or for food.” [Community Manual / K-2]

INDOORS / OUTDOORS – “A permitted pet must be maintained inside the Unit, and may not be kept on a porch, balcony, or deck. No pet is allowed on Common Elements unless carried or leashed. No pet may be teathered to a stationary object on the Common Elements.” [Community Manual / K-3]

DISTURBANCES – “Pets must be kept in a manner that does not disturb another Resident’s rest or peaceful enjoyment of his Unit or the Common Elements. No pet may be permitted to bark, howl, whine, screech, or make other loud noises for extended or repeated periods of time.” [Community Manual / K-4]

[K-7 explains Removal of a nuisance pet]

SIGNS - RULES

SIGNS – “No sign of any kind may be erected, placed, or permitted to remain on the Property or to be visible from windows in the Units. Exception is as follows – Owner may display:

- (i) ONE sign of not more than six (6) square feet advertising the Unit “For Sale” in the portion of common elements located directly in front –or- directly in back of their Unit.
- (ii) A political sign may be placed in the portion of common elements located directly in front of a Unit provided the sign: (a) is erected no earlier than the 90th day before the date of the election to which the sign relates; and
(b) is removed no later than the 10th day after the date of the election to which the sign relates. Only one sign may be erected for each candidate or ballot item. In addition, signs which include any of the components or characteristics described in Section 202.009(c) of the Texas Property Code are prohibited.

FOR RENT -and- FOR LEASE signs are expressly prohibited. All other signs are expressly prohibited without the prior advance approval of the Board (which approval may include additional conditions as determined by the Board).

As used in this Section, “SIGN” includes, without limitation, lettering, images, symbols, pictures, shapes, lights, banners and any other representation or medium that conveys a message. The Association may effect the immediate removal of any sign or object: (i) which violates this Section; or (ii) which violates the placements conditions required by Board approval; or (iii) which the Board deems inconsistent with the Property standards. It may do so without liability for trespass or any other liability connected with the removal.
[2nd Amendment to the Rules - Community Manual / H-11]