Mountain Brook Villas Homeowners Association

Pet Policy & Enforcement Policy

Authority

This Pet Policy is adopted pursuant to Article VIII of the Mountain Brook Villas Bylaws and Section 10.8 of the Declaration of Covenants, Conditions and Restrictions, which authorize the Board of Directors to adopt reasonable rules governing the use of the Common Areas and the conduct of owners, occupants, guests, and pets.

Purpose

The purpose of this policy is to promote a clean, safe, sanitary, and peaceful community while protecting the health, welfare, and quiet enjoyment of all residents. The Board recognizes that responsible pet ownership benefits the community, while repeated pet-related violations create health, sanitation, safety, and nuisance concerns that must be addressed consistently.

1. Owner Responsibility

Owners are responsible for the actions of their tenants, occupants, family members, guests, invitees, and pets. Any violation committed by a tenant or occupant shall be deemed a violation by the owner, and enforcement actions shall be directed to the owner as permitted by the Association's governing documents and applicable law.

2. One Pet Per Unit

Pursuant to Section 10.8 of the Declaration, no more than one (1) household pet may be kept in a unit without written permission from the Association.

3. Existing Pets / Written Permission

Owners who lawfully maintain more than one pet as of the effective date of this Policy shall be deemed to have received written permission from the Association pursuant to Section 10.8 of the Declaration. This authorization is personal to the current owner and the current pets only and shall automatically terminate upon the transfer of the Unit, the death or replacement of any grandfathered pet, or the commencement of any new tenancy.

4. New Owners and New Tenants

All new owners shall comply with the one-pet limitation unless otherwise permitted in writing by the Association pursuant to the Declaration.

All new tenants and new lease agreements shall comply with the one-pet limitation.

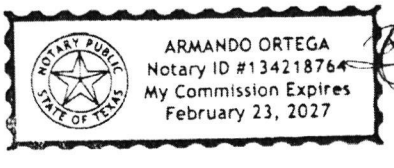
The authorization described in Section 3 does not transfer to future owners or new tenants.

5. Pet Rules

- All pets must remain on a leash whenever outside the unit.
- Pet owners must immediately remove and properly dispose of pet waste from all common areas.
- Pet waste bags may not be left on patios, porches, entryways, sidewalks, stairways, or outside any unit for later disposal.
- Owners and occupants shall not permit pet waste to accumulate on patios, balconies, limited common elements, or any area where it creates odors, attracts pests, or creates a health or sanitation concern.
- Pets shall not create a nuisance through excessive barking, aggressive behavior, or repeated disturbances.
- Owners shall be responsible for damage caused by their pets to the common areas.

6. Enforcement

Violations of this Policy may result in enforcement action in accordance with the Declaration, Bylaws, Rules and Regulations, and applicable law.



Where required, owners will be provided notice and an opportunity for a hearing before the Board.

The Association may exercise remedies authorized by its governing documents and applicable law, including suspension of rights where authorized, injunctive relief, referral to Association counsel, recovery of attorney's fees where permitted, and other available remedies.

7. Continued Noncompliance

Owners remain responsible for ensuring that tenants and occupants comply with the Association's governing documents and this Policy.

Repeated or continuing violations may result in additional enforcement action as permitted by the governing documents and applicable law. Owners may be required to take appropriate action under their lease agreements to bring their unit and occupants into compliance.

8. Reporting Violations

Residents are encouraged to report violations to the Association or its property management company.

Residents with concerns regarding animal health, safety, welfare, neglect, abuse, abandonment, or possible violations of City ordinances may contact 311 or the appropriate governmental authority. Reports to governmental authorities do not replace the Association's enforcement process and may be made whenever appropriate.

9. Effective Date

This Policy shall become effective upon final adoption by the Board of Directors following incorporation of legal counsel's recommended revisions and completion of any additional requirements applicable to implementation.

ADOPTION AND APPROVAL

Adopted and approved by the Board of Directors of the Mountain Brook Villas Homeowners Association.

Date Adopted: October 9th, 2026 **Effective Date:** 10/16/2026

Blanca Gallardo
Vice President

Barbara Allen
Treasurer

Cassandra Smith
Secretary

ARMANDO ORTEGA
Notary ID #134218764
My Commission Expires
February 23, 2027

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF EL PASO §

This instrument was acknowledged before me on October 9, 2026, by Blanca Gallardo, Vice President; Barbara Allen, Treasurer; and Cassandra Smith, Secretary, in their respective capacities as officers of the Board of Directors of Mountain Brook Villas Homeowners Association.

Notary Public, State of Texas

Armando Ortega
Printed Name of Notary

My Commission Expires: February 23, 2027 Notary Seal:

ARMANDO ORTEGA
Notary ID #134218764
My Commission Expires
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