

Pet Policy and Animal Rules Adopted December 21, 2022

(1) Notwithstanding Section 7.08 of the CC&Rs, pets may be kept within Woodlake, subject to the provisions of Woodlake's governing documents. For purposes of this Pet Policy and Animal Rules, "pet" means any domesticated bird, cat, dog, aquatic animal kept within an aquarium, or other animal as agreed to between Woodlake and an Owner or Resident. Except as specifically permitted by law, pets belonging to non-Residents are not permitted within Woodlake.

(2) The maximum number of pets that may be kept in or brought into a Unit at any one time is two (2); provided, however, a reasonable number of fish may be kept in an aquarium provided such aquarium has a maximum capacity of thirty (30) gallons or less. Notwithstanding the foregoing, assistance animals, which are not deemed as pets, may be kept in excess of the maximum number of permitted pets. For purposes of this Pet Policy and Animal Rules, an "assistance animal" is an animal that works, assists, or performs tasks for the benefit of a person with a disability, or provides emotional support that alleviates one or more identified symptoms or effects of a person's disability. Any person claiming the need for an assistance animal, whether for themselves or another Resident of their Unit, shall be required to provide verification of the need for such animal to Woodlake, in accordance with Woodlake's Accommodation Request Policy.

(3) No owner of a pet shall permit, allow, or cause the pet to run, stray, or be uncontrolled or unattended in or upon the Common Area or any Restricted Common Area (including, without limitation, balconies, decks, and patios). Pets must be handled and controlled via the use of a substantial leash (not to exceed six (6) feet in length) or carrier while being transported through the Common Area and between a Unit and outside of Woodlake (and vice versa) to comply with the foregoing provision. The foregoing restrictions do not apply to assistance animals, as long as the assistance animal is capable of being controlled by its owner. For health and safety concerns, no pet or assistance animal shall be permitted in the Common Area pool/spa areas (unless being transported to or from an adjacent Unit), clubhouse, recreation centers, exercise rooms, saunas, showers, tennis courts, putting green, or duck island, except as specifically permitted by law. Owners who employ dog-walking services shall require that only their dogs are walked and that no more than two (2) dogs are walked at any given time.

(4) Any waste left in the Common Area by a pet or assistance animal shall be immediately removed and cleaned by the owner of the pet or assistance animal. Waste must be securely sealed in a plastic bag prior to being disposed of, either in an outside garbage can or in building garbage chutes/Dumpsters. Waste may not be disposed of in lobby garbage cans or in recycling or composting bins. Due to the nature of the interior courtyards, which have limited soil base and are located over concrete parking garages, no owner of a pet or assistance animal may use these areas for their pet or assistance animal's relief needs. In addition, no owner of a pet or assistance animal may use interior Common Areas of buildings or exterior Common Areas underneath overhangs (including, without limitation, lobby entrances and garages) for their pet or assistance animal's relief needs.

(5) No animals may be kept anywhere within Woodlake for commercial purposes. The ownership of all animals must comply with local governmental agency guidelines, including, but not limited to, licensing and sanitation laws. No animal may be kept that interferes with, or has a reasonable likelihood of interfering with, the rights of any Owner or Resident to the peaceful and quiet enjoyment of their Unit or Woodlake's Common Areas. Any animal in violation of this provision shall be deemed a nuisance, and such animal may be removed from Woodlake within a reasonable time after the Board determines, after a hearing duly noticed by Individual Delivery to the Owner of the Unit, that the animal in question creates an unreasonable annoyance or nuisance.

(6) Neither Woodlake nor its Directors, officers, agents, representatives, or employees shall have any liability to any Owner, Resident, Invitee, or other person for any injury to persons or damage to property caused by any animal kept in or brought into Woodlake by any Owner, Resident, or Invitee. Each Owner shall be liable to all other Owners, all Residents, their Invitees, and other persons for any unreasonable noise, injury to person, or damage to property caused by any animal kept in or brought into Woodlake by the Owner or a Resident of or Invitee to the Owner's Unit.

(7) Notwithstanding the foregoing limitations on pets, an Owner shall be permitted to keep in their Unit any pet that is currently kept in the Owner's Unit as of the adoption date of this Pet Policy and Animal Rules if the pet otherwise conforms with the provisions of Woodlake's existing governing documents relating to pets.

(8) Pet and assistance animal owners are required to register their pets and assistance animals within five (5) days of the beginning of their occupancy at Woodlake, on such forms, with such information, and (for pets only, but not for assistance animals) with such reasonable processing fees as Woodlake may require from time to time. Pet and assistance animal owners shall carry Woodlake-issued pet/assistance animal photo identification cards with them at all times while transporting their pet/assistance animal through the Common Areas.