

**Villa Tanglewood Condominium Homeowner's Association
Pet Policy as of 2016**

Leash Control-Pets must be kept on a leash at all times while in the Common Areas. Leashes must be held by a person who can control the pet at all times. Animal Care Officers have the legal authority to enter unenclosed private property to impound unrestrained animals.

Fines-No pet shall be allowed to make an unreasonable amount of noise, or to become a nuisance. If the pet is a nuisance to other residents, the Board will take appropriate action to handle the complaint including fines assessed to the owner/tenant by the Association. Fines have been established at \$25.00 for the first letter and \$75.00 for the second. If the Association still finds an owner/tenant in violation after the second letter, they have the authority to forward the information to the Association Attorney for continued compliance action. All fees related to compliance will be passed on to the homeowner.

"Pooper Scooper" law-The pet owner is responsible for immediately cleaning up after their pet has defecated in the yard or any of the common areas. All City of San Antonio Codes regulating the care and control of animals will be enforced.

Licensing-All dogs, cats and domestic ferrets must be licensed by sixteen (16) weeks of age and annually thereafter with the City of San Antonio, Animal Care Services Division. Proof of current rabies vaccination must be demonstrated when the license is issued. Dogs should wear license tags on their collar at all times when outside.

Liability-The home owner and pet owner, if different, are both jointly liable to all other owners and their respective families, guests, tenants and invitees for injury and all damage to personal and common property caused by any animals brought or kept on the property by an owner or member of their family, tenants or guests-with or without permission from the board. Owners agree, for themselves, and their respective families, guests, tenants and invitees, that neither the Board members nor the Association shall have any liability for any injury or damage caused by any animal brought or kept on the property, with or without the permission of the Board, by an owner or members of his family, his tenants or his guests.

Only two (2) domestic pets per household is allowed. None to exceed 60 pounds. Any exceptions must be approved by the Board of Directors prior to any additional pets moving into the condominium unit.

VILLA TANGLEWOOD CONDOMINIUMS

Name: _____ Unit: _____

Phone Number: _____

Pet Type (circle one): dog cat Breed: _____

Color/Distinguishing Markings: _____ Age: _____

Height: _____ Weight: _____ License Number (Pet Tag): _____

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VILLA TANGLEWOOD CONDOMINIUMS

Name: _____ Unit: _____

Phone Number: _____

Pet Type (circle one): dog cat Breed: _____

Color/Distinguishing Markings: _____ Age: _____

Height: _____ Weight: _____ License Number (Pet Tag): _____

Please complete the form provided. Include your name and your pet/s name/s. We will need one form for each pet. Either mail the completed form or fax it to wildwood management group. If other arrangements need to made, please feel free to call the wildwood office:

Wildwood Management Group
2611 N. Main San Antonio, Texas 78212
phone: 210.732-0000 fax: 210.733-3415
amy@patton-nb.com