

Darlene Cain

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2016-006720

Klamath County, Oregon



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06/24/2016 02:55:11 PM

Fee: \$47.00

**HARBOR ISLES LAKEFRONT CONDOMINIUMS
ANIMAL RESTRICTION
Revised 10/11/03**

- A. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot or common ground of HARBOR ISLES CONDOMINIUMS, PHASE I, TRACT 1238 and HARBOR ISLES CONDOMINIUMS, PHASE II, TRACT 1284 all in Klamath County, Oregon, except as herein set forth.
- B. Each residence may have located therein not more than one dog or one cat.
- C. A dog which habitually annoys or otherwise molests persons, damages property within the Condominium or habitually follows or chases automobiles or bicycles and their operators while upon the public ways of the Condominium is hereby declared to be a nuisance is thereby declared to be a nuisance. No owner shall allow his/her dog to be a nuisance.
- D. The Board of Directors of said Association may adopt additional rules or conditions on animal or pet use on the premises.
- E. Owner of a dog shall keep it on a leash and under control and supervision at all times the dog is outside and shall immediately remove all dog feces and properly dispose of the same.
- F. This Resolution shall become a restriction on use of said real property.

CONDOMINIUM OWNERS RESPONSE TO A VIOLATION

A. Response to Violation of Section C

If section "C" above is violated the condominium owner who has the complaint should contact the Klamath County Animal Control at 133 N. Fourth Street, Klamath Falls. Phone number: 882-1279.

B. Response to Violation of Sections B & E

- 1. If a condominium owner feels that the Animal Restriction Resolution has been violated by another resident the concern should be documented in writing and brought to a member of the Executive Board within 7 days of the occurrence.
- 2. A copy of the written concern will be mailed (by certified mail) by the Executive Board to the condo owner suspected of the violation as soon as possible but within 7 days of the receipt of the complaint.
- 3. The condo owner suspected of the violation has 7 days to respond to the complaint in writing to the Executive Board. If the condo owner suspected of the violation does not respond within the allotted time, a fine (*see below) will be assessed by the Executive Board.
- 4. When the response is received by the Executive Board, a copy will be given to the resident making the initial complaint as soon as possible but within 7 days of receipt.
- 5. If the process outlined above does not rectify the situation a hearing will be held by the Executive Board within 7 days to determine the outcome of the suspected resolution violation.
- 6. *If the Executive Board determines that the resolution has been violated and it is a first offense, a \$50 fine will be assessed. If there are further violations by the same condo owner there will be an increase of \$50 from the initial assessment for each occurrence - *1st offense \$50, 2nd offense \$100, etc.
- 7. The money assessed for the violation will be put in the Harbor Isles Lakefront Condominium Association account.
- 8. If the condo owner assessed the fee does not pay the assessment, the Executive Board will take the collection to Small Claims Court.

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This Resolution is to be signed by the President and recorded in Records of Klamath County as notice to potential purchases and residents.

This Resolution is supplementary to and does not replace any conditions and restrictions of record nor does it replace other restrictions or other matters affecting ownership of the above described real property, including Association bylaws and any rules and regulations not of record.

I, Darlene F. Cain, state that I am the duly elected President of Harbor Isles Condominium Association and affirm that the above resolution was passed by ballot of the homeowners of said Association.

Signed this 24th of June, 2016

Darlene F. Cain

President Harbor Isles Condominium Association

State of Oregon
County of Klamath

On this 24th day of June, 2016, personally appeared before me the above named Darlene F. Cain as President of the Harbor Isles Condominium Association, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.

Lisa Legget-Weatherly
Notary Public for Oregon

My Commission expires: 10-19-2019

