

Serving Southern California
Since 1981

November 3, 2008



CARDINAL
PROPERTY
MANAGEMENT
INC.

To: All Homeowners/Residents
Re: Summit Park Community Association
Pet Rules

Dear Homeowner/Resident,

Due to increased pet waste left in the common areas, the Association will be strictly enforcing the Association's Pet Rules, and the Orange County and Anaheim Municipal codes listed below. Offenders will be reported to the Orange County Animal Control. Failure to follow the Rules and codes could result in the imposition of fines.

County Animal Control

In a conversation with County Animal Control, there is a provision that prohibits 3 or more animals on any (residential) property. Four or more requires a "kennel" permit.

Reference OCCO 4-1-76
Dogs to be licensed.
Reference OCCO 4-1-70

Anaheim Municipal Code

Dogs to be licensed.
Reference 8.08.020
Vaccinations to be current,
Reference 8.08.040

Animal noises prohibited. It shall be unlawful for any person to keep, maintain or permit on any lot, parcel of land or premises under his/her control, any animal, which by any sound or cry shall disturb the peace and comfort of the inhabitants of the neighborhood or interfere with the reasonable and comfortable enjoyment of life or property.

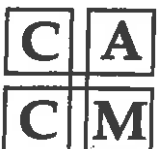
Reference 8.08.080.060
Dog defecation to be removed by owners.
Reference 8.08.080.070
Vicious animals.

Reference 8.08.080.090
Restraint
Reference 8.08.080.030

HOA - Modification to CC&Rs
Licensing/Vaccinations

It shall be the policy of the Summit Park HOA to harmonize with the existing Orange County Codified Ordinances 4-1-70 and 4-1-76 and Anaheim Municipal Code sections (8.08.020 and 8.08.040) with regards to requiring that all owners/occupants of any unit possess current vaccination and license documents for all dogs maintained at their residences. These dogs shall have a secure collar displaying a valid "tag" at all times.

Member of



E-mail: contactus@cardinal-online.com

Corporate: 1290 N. Hancock Street, Suite 103
Anaheim, CA 92807
(714) 779-1300 Phone
(714) 779-3400 Fax

South County: 22471 Aspan Street, Suite 101
Lake Forest, CA 92630
(949) 470-0120 Phone
(949) 470-0122 Fax



Number of Animals

It shall be the policy of the Summit Park HOA to harmonize with the existing Orange County Codified Ordinance 4-1-76 which outlines the number of animals permitted on any residence. There shall not be more than three (3) animals per dwelling.

Animals at Large (Restraints) and Public Nuisance

It shall be the policy of the Summit Park HOA to require all owners/occupants of any unit to adequately control their dogs. While walking their pet on the property or in public, an adequate leash must be used at all times. Said leash is to be no longer than 6' in length. No dog is allowed to "roam" free in the community. (Reference Anaheim Municipal Code 8.08.080.060)

It will be the owners/occupants responsibility to assure that their dog is not capable of climbing over any patio fence or gate. All dogs should not have the ability to climb up on a fence in a menacing manner when pedestrians pass by on a walkway/sidewalk.

It will be the owners/occupants responsibility to assure that there is safe and free access to the front door of any unit located within the community. This access is required for the safety of visitors, guests, and family members.

Animal Noises Prohibited (Barking Dog)

It shall be the policy for the Summit Park HOA to harmonize with Orange County Codified Ordinance 4-1-59 and Anaheim Municipal Code section 8.08.080.060 with regards to animal noises. Any persistent complaints of any animal which by any sound or cry that disturbs the peace and comfort of the inhabitants of the neighborhood or interferes with the reasonable and comfortable enjoyment of life or property is in violation.

The Orange County Codified Ordinance (4-1-59) defines what is deemed to be a "barking dog:" "A dog that barks, bays, cries, howls or makes any noise for an extended period of time... Such extended period of time shall consist of incessant barking for 30 minutes or more in any 24 hour period." A person who allows a barking dog violation to exist, whether through willful action, failure to act, or failure to exercise proper control over a barking dog is in violation.

Complaints should be made directly to County Animal Control at 714-935-6942.

Dog Defecation

It shall be the policy of the Summit Park HOA to harmonize with Orange County Codified Ordinance 4-1-50 and with Anaheim Municipal Code 8-08-080.070 that requires any owner of a dog to immediately remove/clean-up any defecation caused by their animal from any common (public) area.

Owners of any dog with access to their patio areas are required to frequently remove/ clean-up pet defecation and urine deposits.

Vicious Animals

It shall be the policy of the Summit Park HOA to harmonize with Anaheim Municipal Code 8-08-080-090 with regards to the keeping of any vicious animal.

Complaints should be made directly to County Animal Control at 714-935-6942.