



After Recording Return To:
 Timberlake Community Club, Inc.
 2880 East Timberlake West Drive
 Shelton, Washington 98584-7936

DOCUMENT TITLE:	ANIMAL CONTROL REGULATION 05-01
GRANTORS:	TIMBERLAKE COMMUNITY CLUB, INC.
GRANTEES:	Public-residents of the Timberlake Community
LEGAL DESCRIPTION:	Timberlake Divisions 1 - 13
ASSESSOR'S PROPERTY TAX PARCEL NO.:	Division 1 – 20018-50-00001 thru 22018-50-09162 Division 2 – 22017-50-00001 thru 22017-50-00908 Division 3 – 22018-51-00001 thru 22018-51-00902 Division 4 – 22018-52-00001 thru 22018-52-00061 Division 5 – 22018-53-00001 thru 22018-53-00903 Division 6 – 22018-54-00001 thru 22018-54-00088 Division 7 – 22017-50-00001 thru 22017-50-00104 Division 8 – 22007-51-00001 thru 22007-51-90933 Division 9 – 22017-51-00001 thru 22017-51-00169 Division 10 – 22017-52-00001 thru 22017-52-00088 Division 11 – 22017-53-00001 thru 22017-53-00900 Division 12 – 22018-55-00001 thru 22018-55-00018 Division 13 – 22008-50-00001 thru 22008-50-00900

Timberlake Community Club, Inc.

ANIMAL CONTROL REGULATION 12-01

This Regulation supercedes and cancels Regulation 05-01

1. The Timberlake Community Club, Inc., Board of Directors Finds as Follows: **The Covenants of Timberlake provide, with respect to animals, as follows:**

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that cats, dogs, or other household pets may be kept, but not for any commercial purpose. Household pets shall not be allowed to become an annoyance or nuisance to the neighborhood.

2. The Board of Directors has received complaints about dogs and other animals. The Board intends this regulation as a response to those complaints.

3. **The following actions of pets, including in particular, but not limited to, dogs and cats, are violations, and their owners will be held strictly liable for the same:**
 - A. Interfering with property of others, including tipping over garbage cans, digging in lawns, defecating on the property of others.
 - B. Biting or close-range threatening of people and/or other animals that are in a place where they have a lawful right to be.
 - C. Running in packs.
 - D. Excessive noise or barking.
 - E. Entering onto common properties or other areas that are strictly forbidden to animals.

5. **All domestic animals within Timberlake shall have a collar and an identification tag**, provided by the animal's owner, attached to that collar indicating the owner's name and telephone number.

6. Any animal that is considered to be dangerous, pursuant to local and state laws, must be reported to the Mason County Animal Control Officer.

7. **All members shall be responsible for their domestic animals and their renters' domestic animals, if applicable.** The animals shall be confined within the boundaries of the residences by whatever means available, such as fences, kennels, tether, etc.

8. **Animals shall be leashed and under control at all times while off their owners' property.** No domestic animals are allowed on any Timberlake Community Club, Inc. common properties unless otherwise specified.

9. Any person in violation of this regulation one or more times within any **consecutive twelve month period** shall be subject to fines in the following amounts:
 - ◆ First Violation: Warning Letter
 - ◆ Second Violation: \$100.00 Fine
 - ◆ Third Violation: \$300.00 Fine
 - ◆ Fourth Violation: Water shut and other penalties as documented in Resolution 'Rule Violation.'

In addition the member shall pay all costs involved with the enforcement of this regulation. All such fines, fees and costs involved shall, if not paid in full, constitute a lien on the member's property.

10. **Violations are to be reported to the Timberlake office on complaint forms** provided by the office or online. A permanent record of all complaints and actions taken thereof shall be kept in the member's file. Any actions taken to enforce this regulation may be appealed to the Board of Directors. Appeals must be made within 14 days of notice to the member.

This Resolution is effective: 2/25/2013.

THIS RESOLUTION was adopted by the Timberlake Board of Directors this 6th day of November, 2012.

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 President, Board of Directors

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 Secretary, Board of Directors