

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE MILLBRIDGE HOMEOWNERS ASSOCIATION,
INC. REGARDING RESTRICTED DOG BREEDS**

The Board of Directors of The Millbridge Homeowners Association, Inc., a North Carolina nonprofit corporation (“Association”), adopted the following resolution at a meeting of the directors held on January 9, 2019, to become effective immediately.

1. The Declaration of Covenants, Conditions and Restrictions for Millbridge was recorded December 5, 2006 in Book 4389, Page 702 of the Union County Registry (“CCRs”) The Association is governed by a Board of Directors (“Board”) as set forth in the Association’s bylaws.

2. The “Initial Use Restrictions” are attached to the CCRs as Exhibit B.
Paragraph

(a), copied below, addresses animals and pets.

3. Due to an incident which occurred in November, 2018 in which one Member’s dog attacked and killed another Member’s dog, the Board has adopted this resolution to clarify protocols for dealing with certain breeds of dogs, aggressive or dangerous animals, and animals that pose a nuisance.

4. The Initial Use Restrictions prohibit the harboring of breeds of dogs (or mixed-breed dogs containing such breeds) as follows: Rottweiler, pit bull, and Doberman Pincher. No such dogs are allowed to be kept on any portion of the Community.

5. All residents are encouraged to report to the HOA Management Company or the Board of Directors, and local Animal Control or law enforcement, instances of:

- (a) aggressive, or threatening behavior exhibited by any pet or other animal;
- (b) harboring of any animal that could reasonably be considered to pose a threat to the health and safety of people, property or other animals;
- (c) any animal that makes objectionable noise or constitutes a nuisance or inconvenience to other residents.

Residents are encouraged to report to the HOA Management Company or the Board of Directors any instances of the presence of any dog of a restricted breed as described in paragraph 4 above.

6. The Board will consider the weight and sufficiency of the evidence it receives and determine whether the animal constitutes a violation of the Initial Use Restrictions. If the Board determines that the animal does constitute a violation, the animal’s owner will be asked to permanently remove the animal from the community. If the owner refuses to comply, the Board may take further action against the owner as authorized by the Association’s governing documents and state law, which may include the levying of fines and mandatory removal of the

offending animal from the community. Exceptions will be made by the Board, on a case-by-case basis, where required by overriding federal or state law, including but not limited to FHA "reasonable accommodation" requests for service or support animals.

Dated this 9th day of January, 2019.

MILLBRIDGE HOMEOWNERS
ASSOCIATION, INC.

By:  _____

Title: Millbridge HOA Board President

(a) **Animals and Pets.** No Animal of any kind, including livestock and poultry, shall be raised, bred, or kept on any portion of the Community; provided, a reasonable number of usual and common household pets may be kept on a Lot; and provided, further, in any event, the following breeds of dog (including mixed-breed dogs containing such breeds), because of concerns relating to aggressive behavior and the safety of others in the Community, are prohibited from being kept within the Community: (i) Rottweiler, (ii) pit bull and (iii) Doberman Pincher. The Board shall have discretion in determining what types and numbers of pets are permissible.

Upon the Board's request, an Owner, at his or her expense, shall remove any pet which is permitted to roam free, or, in the Board's sole discretion, endangers health, makes objectionable noise, or constitutes a nuisance or inconvenience to other Owners or residents of any portion of the Community. If the Owner fails to honor such request, the Board may cause the pet to be removed at the Owner's expense. No pets shall be kept, bred, or maintained for any commercial purpose. Dogs shall be kept on a leash or otherwise confined in a manner acceptable to the Board whenever outside a structure. Animal and pet owners must immediately remove and properly dispose of the bodily waste of their animals and pets on the Common Areas and throughout the Community.