

February 12, 2019

TO: White Bluff Property Owners

FROM: Mike Ellis, POA Board Liaison for Rules Compliance

Making White Bluff Great Again is more than just the renovation of the amenities. The ongoing commitment of each member to protect the property values in our community is one of the greatest benefits of living in an Association. This commitment is achieved when each resident within the community adheres to the protective covenants of the Association also known as the Governing Documents. Universal adherence to these rules simply makes for a better community, a safer community and one that all property owners can be proud of.

This email communication will address the following rule:

Section II. Regulations Paragraph (18)

No farm animals will be allowed within the Subdivision, except as otherwise provided herein or in Article II, paragraph (19) of these Covenants and Restrictions. Household pets shall be permitted provided they are not kept, bred or maintained for commercial purposes. No pet shall be allowed to roam free. When out-of-doors, pets must be either (i) fenced in, (ii) kept in a humane enclosure, approved by the Committee, or (iii) kept on a leash. No pet shall be kept within the Subdivision which creates a public nuisance and any such pet determined by the Property Owners Association to be such a nuisance shall be removed therefrom within five (5) days of the date owner thereof is notified in writing of that decision. No pet shall be kept within the Subdivision which creates a public nuisance or otherwise not in compliance with this Section 18 and any such pet determined by the POA to be such a nuisance and/or not in compliance shall be removed therefrom (a) by the owner, within five (5) days of receipt of notice from the POA (b) by the POA, immediately if the owner of the pet is unknown.

Our picturesque community affords us the opportunity to have wildlife amongst us. Protecting your pets is a responsibility as a pet owner. Nextdoor posts are a great avenue to let your neighbors know that your pup has temporarily escaped. Owners of habitual roamers can be reported.

Our community has come together in a common cause, restoring White Bluff to greatness. Let's all think about not only ourselves but our neighbors, our guests to our resort and prospective future purchasers of property. To maintain our gains while continuing our success we must all recognize and abide by the CC&Rs which contributes to our community's success. Should you have any questions on your specific CC&Rs please contact the WBPOA office at 254-694-9276.