

April 21, 2020

TO: White Bluff Property Owners
FROM: Your Board of Directors
RE: Loose Dogs on Property

The Covenants and Rules governing White Bluff specifically prohibit dogs from being off a Property Owner's property without being on a leash.

Section II (18) of the C&Rs states:

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.

There has been a dramatic increase of dogs being allowed to roam freely, creating significant potential danger to Property Owners. This will not be condoned. Any property owner who sees or encounters unleashed dogs should report this immediately to Security. Property Owners who violate this Rule are subject to a substantial fine as well as forced removal of the pet.

Property Owners should also be aware that any fence enclosure must be approved by the Architectural Control Committee and properly permitted by the ACC.

Property Owners should also be aware of a Texas law pertaining to "tethering" a dog:

Animal Tethering Laws. The **Texas** Legislature passed a **law** in 2007 about how and when pets can be restrained using chains, tethers, or other tie-outs. ... Whether the animal is tethered to a fixed point or to a pulley: It cannot be "tied out" for more than three (3) hours within a 24-hour period.

Any Property Owner found to be in violation of this law will be subject to prosecution by law enforcement.

We ask that you respect others' safety and adhere to this stipulated Rule without exception. Our Property Owners and guests have a right to enjoy our property without fear of physical harm.