



**UNIVERSITY
PLACE
CONDOMINIUMS**

Century 21, Beal Inc.
Brazos Valley Property Management
903 S Texas Avenue, College Station, TX 77840
Business (979)764-2500 Fax (979)764-0508

November 6, 2017

Subject: Amendment to University Place Condominium Declaration Section 5.7

Dear University Place Condominium Homeowners Association members:

The University Place Condominium Homeowners Association Board of Directors has heard from numerous members that they desire to amend the University Place Condominium Declaration (the "Declaration") to allow for the possession of domestic pets, including dogs, cats, fish, and small birds.

Currently, the Declaration prohibits the ownership or possession of dogs or cats within our community. This restriction is made in Declaration Section 5.7 which states:

5.7 Pets. With the exception of domesticated fish and birds (which may be kept inside a Unit provided that they do not become a nuisance to any other Unit Owner), no pets, animals, livestock, or poultry of any kind shall be raised, bred, or kept on the property.

The Board of Directors is recommending to the University Place Condominium Homeowners Association members that the wording of section 5.7 be amended to allow for the ownership of dogs and cats within our community. Adoption of any change to our Declaration requires 67% of unit owners to vote in favor of the change.

Attached you will find a ballot with the current Declaration 5.7 wording and the proposed new wording. Please indicate your vote(s) in the space provided either for or against adoption of the proposed change and mail the ballot to the address shown in the letterhead. You may also hand deliver your ballot to any member of the University Place Condominium Homeowners Association Board of Directors.

Sincerely Yours,

University Place Condominium Homeowners Association Board of
Directors

By:

Roger R. Martinez, President



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Ballot for Amending University Place Condominium Declaration Section 5.7

I hereby cast my vote for or against changing the wording in the University Place Condominium Declaration 5.7 as follows:

Current Wording:

5.7 Pets. With the exception of domesticated fish and birds (which may be kept inside a Unit provided that they do not become a nuisance to any other Unit owner), no pets, animals, livestock, or poultry of any kind shall be raised, bred, or kept on the property.

New Wording:

5.7 Pets. No kennel or other facility for raising or boarding dogs or other animals for commercial purposes shall be kept on any Unit or its appurtenant Limited Common Elements. The keeping of ordinary household pets, not to exceed two (2) in number per unit, such as dogs, cats, fish, and small caged birds, is allowed, and the pups, kittens, or offspring of any such permitted household pets may be kept for a period not in excess of ten (10) weeks, provided, however that no breeding, raising, or boarding of such pets for commercial purposes occurs. No poultry, livestock, or exotic animal may be kept on any portion of a Unit or its appurtenant Limited Common Elements. Pets must be confined to the pet owner’s Unit and must not be allowed to roam free or be tethered. Pets must not be left unattended on patios or balconies. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in the trash. Cat litter may not be disposed of in toilets. Pet owners are responsible for any damage caused by their pets. Owners may be required to permanently remove their pet(s) if it is determined by the University Place Condominium Home Owners Association Board of Directors that the pet(s) is a nuisance. Any person who permits any animal to be brought on the University Place Condominium property shall indemnify the association for any loss, damage, or liability the association sustains as a result of the presence of the animal on the University Place Condominium property.

You are entitled to one vote for each unit you own. If you own multiple units please indicate your vote for each unit that you own. To be counted, ballots must be returned no later than December 8th, 2017.

| Unit Number | Vote For | Vote Against |
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Signature: _____ Date: _____

Name (print): _____