

PARKWAY PLACE HOMEOWNERS ASSOCIATION, INC.  
POLICY RESOLUTION NO. 2024 – 2  
GUIDELINES FOR PET CONTAINMENT SYSTEMS

**WHEREAS**, Article 3, Section 3.2 of the Bylaws and § 13.1-853(B) of the Virginia Nonstock Corporation Act provide that the Board of Directors shall have all powers and duties necessary for the administration of the affairs of the Parkway Place Homeowners Association, Inc. (“Association”), and may do all acts not prohibited by the Governing Documents or by law;

**WHEREAS**, Article 12, Section 12.2.1 of the Declaration authorizes the Board of Directors (“Board”) to regulate the architectural appearance of the Lots, and requires Owners to obtain permission before commencing any construction, painting or other changes to the exterior of the Lot;

**WHEREAS**, Article 6, Section 6.1 of the Declaration provides that the Board shall have the authority to adopt procedures and design guidelines pertaining to the appearance of the Lots, as considered necessary or appropriate, to preserve and enhance values and to maintain harmony;

**WHEREAS**, the Board of Directors has determined that it is in the best interest of the Association to adopt reasonable regulations governing the placement of Pet Containment System’s on their property, pursuant to Virginia Code §55.1-1819 and Article 6 of the Declaration, Section 6.1.1.

**NOW, THEREFORE**, the Board of Directors hereby adopts the following regulations pertaining to the placement of Pet Containment Systems, and which shall supersede any current restrictions of record or previously adopted rules on the same subject matter.

**I. DEFINITION:**

Pet Containment Systems – Is a containment system which creates an invisible barrier that a pet learns not to pass over.

**II. APPLICATION FOR PLACEMENT OF PET CONTAINMENT SYSTEMS**

**III. Application:**

All Owners seeking to place a Pet Containment System, shall submit a written application (Change Request Form) to the Association for approval of their proposed placement location. All applications must include a drawing indicating the exact location of the desired pet containment system location.

**IV.** If an Owner submits an application to the Association for approval of the Pet Containment System, the Association will issue a decision on the application within forty-five (45) days of the receipt of the application. If the Association does not issue a decision within that time, the application shall be deemed approved by waiver.

**V.** Either the Board or the Association’s managing agent may act for the Association, at the discretion and direction of the Board.

**VI. PLACEMENT WITHIN LOT BOUNDARIES**

**1.** No Owner may place a Pet Containment System in the Common Area or on any property owned by the Association.

**2.** The preferred location for Pet Containment System shall be where there is minimal or no interference of mulch beds at the front of the home. Thus, Pet Containment System would best be placed at the backside of the dwelling place. In such cases where this placement location for the Pet Containment System is not adequate or practical, the Association shall reserve the authority, in its sole discretion, to grant a variance from any of the requirements expressed herein, but shall endeavor to protect the homeowner and lawn care contractors to the greatest degree possible and strive to ensure that all concerns are satisfied.

3. Except as otherwise provided herein, Owners are prohibited from placing Pet Containment Systems in any way, shape or form that encroaches upon any Common Area or any other lot.

**IV. PLACEMENT**

1. As previously stated Pet Containment Systems should be located at the back of the home, but in some rare cases where these systems are needed to be installed at the front of the home the wire should be placed no less than 3 inches below ground, is not to bisect mulch beds and should be placed at least 1 foot from mulched areas found at the front of the homes.

**V. MAINTENANCE** Owners who install Pet Containment System are responsible for all maintenance of the system.

1. Lawn Maintenance contractors will not be liable for damage to system if wires are not installed as stated above.

**VI. INSTALLATION BY TENANTS** These Rules shall apply in all respects to tenants. Those tenants who desire to install a Pet Containment Systems must obtain prior written permission from the Owner and furnish the Association with a copy of this permission concurrent with the Application described in Part II, above.

**VII. ENFORCEMENT** In the event of a violation of the foregoing Rules, the Association reserves the right to exercise any and all of its legal remedies, including, but not limited to, the imposition of rules violation assessments, subject to the due process procedures set forth in Virginia Code § 55.1-1819, Adoption and Enforcement of rules, of the Property Owners' Association Act and Article 12 of the Declaration, Section 12.5.9.

**VIII. SEVERABILITY** If a Court of law rules any provision herein to be invalid, the remainder of these rules shall remain in full force and effect.

Duly adopted by unanimous written consent of the Board of Directors of The Parkway Place Homeowners Association on May 9, 2024.

Board Member	Yes	No/Abstain	Absence
Stephen Minnix	X		
Gary Baber	X		
Sybil Hayes	X		
Karen Hankins	X		
Sue James	X		

ATTEST:

Sybil C. Hayes  
Secretary

5/30/24  
Date

**CERTIFICATE OF MAILING**

I hereby certify that on the 7<sup>th</sup> day of June 2024, a copy of this Resolution was mailed by first-class U.S. mail to all Owners as reflected in the Association's books and records.

Christina J. Green  
Management Agent