

**ROLLING OAKS
HOMEOWNERS ASSOCIATION**

To: Rolling Oaks Homeowners

From: Rolling Oaks Board of Directors

Date: August 1, 2024

Subject: New Animal Rules Effective September 1, 2024

Dear Homeowners,

We are writing to inform you that the new ROHOA Animal Rules policy will take effect on September 1, 2024. The policy outlines specific regulations regarding the types and numbers of animals that can be kept on properties. Please review the attached document for detailed information on these changes.

Please keep this with your other important HOA documents.

Thank you for your attention to this important update.

Sincerely,

Rolling Oaks Board of Directors

**c/o The Hignell Companies
2858 Park Marina Drive
Redding, CA 96001
(530) 241-3500 x 501**

ROHOA ANIMAL RULES

1. Other than cats and dogs specifically allowed under Association rules and CCRs, all other animals require approval by the Board before being brought onto a property. Acquisition before approval may result in a removal demand and/or a fine. An HOA owner member must currently be in good standing (dues and fines paid and no outstanding board complaints) in order for such a request to be approved.
2. Property owners and occupants may have 1-2 sheep, female goat, or horses *collectively* per 2 fenced acres. Property owners may have 5 sheep, 5 female goats, or 3 horses collectively per 3 fenced acres. No male goats are allowed.
3. Property owners may have 1 head of cattle per 3 fenced acres with the prior approval of the board and also acquiescence of all adjacent neighbors. Cattle must be provided with free-range of the three fenced acres and have fencing to contain them within the property boundaries. No property may have more than 1 head of cattle. No other livestock may be permitted to occupy the 3 acres.
4. Sheep, female goat, cows, and horses must be allowed reasonable time to roam their allotted fenced acres and have reasonable protective cover from the elements. Reasonable cover means a well-ventilated shelter from rain and the sun.
5. Property owners may have 1 pig that is being raised as a pet and not for consumption.
6. Property owners may not have more than 2 cats that are allowed to roam outside.
7. Property owners may have 1-6 hens. Hens must be kept in an enclosure approved by the Architectural Committee. Roosters and other birds that make loud noises are not allowed. Any rules applying to hens will apply to any other kept birds that primarily walk about on the ground.
8. No commercial breeding of livestock shall be permitted within the community. Livestock can give birth and keep its young for a reasonable period of time.
9. No offensive odors or noise shall be permitted, nor shall anything be done thereon which may be an annoyance or a nuisance or interfere with the quiet use and enjoyment of each owner's property or common area.
10. Animal enclosures, fences, or structures are subject to prior Architectural Committee approval. If a three-sided enclosure is considered, the AC recommends proposals include any open side face away from adjacent roads.
11. Property owners may have 1-3 dogs. Dog breeds that are specifically not-covered by the associated homeowner's insurance are not allowed. If the Association questions whether a breed is covered the Association may ask for a copy of the property owner's insurance policy, and the owner must comply with the request within 3 weeks. Certain "pit bull" and Rottweiler breeds are frequently not covered by homeowner policies.
12. All animals are to be treated in a humane fashion and subject to reasonable care by their owners. The Board will determine whether animals are being cared for in a humane and reasonable fashion.
13. Serious or repeated rule violations may result in the Association requiring animals be removed from the property.
14. Non-owner occupants may not keep livestock.

EFFECTIVE SEPTEMBER 1ST, 2024