BOARD RESOLUTIONS REGARDING FERAL CATS

WHEREAS, Section 3.1 of the Amended and Restated Restrictions (DRs) prohibits the unlawful feeding of feral cats unless an Owner is a Colony Manager and is actively working to get all cats from their jurisdiction neutered, but the obligation of Colony Managers to actively work to get all feral cats neutered has not been consistently met; the feeding by Colony Managers of their colony cats has attracted more feral cats; and some homeowners who are not Colony Managers have been feeding feral cats, all of which has resulted in the proliferation of feral cats in the neighborhood;

WHEREAS, feral cats have become a nuisance in Oak Estates, resulting in multiple complaints by homeowners, the destruction of property, and the deprivation of homeowners' quiet enjoyment of the neighborhood, in violation of Section 3.9 of the DRs which prohibits unsafe or offensive activity which becomes a nuisance and is inconsistent with a first-class residential neighborhood; and

WHEREAS, the Board desires to exercise the discretionary authority given to it in Section 13.9 of the DRs to interpret the scope of prohibitions and meaning of terms in the DRs in order to address this problem;

NOW THEREFORE, the Board hereby adopts the following Policy to become effective on the date of adoption stated below, and to be subject to review and revision one year after its date of adoption:

HOA Policy on Feral Cat Colonies and Feeding

(Aligned with Applicable City Ordinances)

Authority and Legal Alignment

This policy is adopted in recognition that applicable City ordinances permit managed feral Cat Colonies and Trap-Neuter-Return (TNR) programs. Nothing in this policy is intended to prohibit, restrict, or conflict with any activity expressly allowed under City or local law.

The Amended and Restated Restrictions (DRs) authorizes the HOA to interpret the meaning of, and to regulate, nuisance conditions, including improper or unmanaged feeding of animals within the community.

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1. Designation of Cat Colony Managers

- Residents who wish to participate in the care of feral cats must be registered with the Board, and formally designated by the City, as Cat Colony Managers, consistent with City ordinance requirements.
- Colony Managers must comply with all applicable City regulations, including registration, reporting, vaccination, sterilization and identification requirements.

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2. Feeding Restrictions

- Feeding feral cats by homeowners is declared a nuisance and is prohibited, except as permitted below.
- Colony Managers may feed only the cats within their colony that:
  - Have been spayed or neutered in accordance with City ordinance, and
  - Are ear-tipped or otherwise identified as required by City regulations.
- Feeding must be conducted:
  - Indoors, or
  - Within a supervised or fully confined area,
  - In a manner that prevents access by non-colony cats, wildlife, or other animals, and
  - In compliance with City sanitation and animal-control standards.

3. Prohibited Conduct

The following actions constitute violations of Sections 3.1 and 3.9 of the DRs and are subject to enforcement under the HOA Fine Policy:

- Any homeowner who is not a designated Colony Manager providing food or water to feral cats.
- Any Colony Manager who violates any of the feeding restrictions described in section 2. above.

4. Enforcement

- Violators will be subject to fines and enforcement actions as provided in the HOA Fine Policy.
- Enforcement is based on conduct, not on participation in lawful TNR programs.

5. Reimbursement for TNR Services (Discretionary)

- As a goodwill measure, and subject to Board approval, the HOA may reimburse homeowners for TNR services that are:
  - Performed in compliance with City ordinances, and
  - Supported by documentation and receipts.
- Reimbursement limits:
  - $100 per cat,
  - Maximum of 10 cats per calendar year.

6. Purpose and Intent

This policy is intended to:

- Support humane, lawful management of feral cat populations;
- Prevent nuisance conditions caused by unmanaged feeding;
- Ensure HOA rules remain fully consistent with City ordinances;
- Protect the health, safety, and welfare of homeowners.

Adopted by a majority of the members of the Board of Directors of OEHA, Inc. on February 3, 2026.

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Daniel Mussulman, President