

# LAS VISTAS OWNERS ASSOCIATION, INC.

## PET POLICY

1. All pets within the Las Vistas community **MUST** be registered with the Association. Any unregistered animal will be removed immediately.

2. Pet ownership must follow the established covenants set forth in the Declarations, Article V; Section 5.2; G.

“ No animals, birds or reptiles of any kind shall be raised, bred, or kept in a Unit, except for: No more than one dog of less than 20 inches in height at the shoulder at maturity and of gentle disposition; no more than two cats. No more than two household pets, approved and licensed by the Executive Board as to compatibility with the Common Interest Community, may be kept within a Unit. Pets may not be kept, bred or maintained for any commercial purposes. Any pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the property upon three (3) days, written notice following Notice and Hearing from the Executive Board. The Owner shall hold the Association harmless from any claim resulting from any action of his or her pet. Seeing eye dogs and hearing ear dogs will be permitted for those persons holding certificates of necessity. The Executive Board may by Rule prohibit tenants from raising, breeding or keeping any animal, bird or reptile of any kind within the property. All pets must be on a leash when on the Common Elements and owners **MUST** clean up after their pets on both the Common Elements and their own Townhouse Unit”.

3. Any disputes concerning pets will follow the adopted Protocol for Resolution.

Owner to Owner - Directly address your concerns with the Las Vistas owner you perceive is causing the problem. Most Las Vistas residents are reasonable and aspire to be good neighbors. Pet owners, if your neighbors come to you with a complaint regarding your animal, **YOU MUST STOP THE OFFENDING BEHAVIOR.**

Owner to Management - If you cannot amicably settle a dispute, please contact the management company for help to achieve a resolution. If it becomes necessary for management to become involved, the offending pet owner will be fined \$50.00.

Board Involvement - If pet disputes continue to persist, you must be willing to file a formal complaint, presented in writing to the management company, in order for the Board to officially become involved. Please be advised, you may be asked to attend a hearing with management and the Board of Directors to facilitate a resolution. If the Board is required to settle a dispute, the offending pet owner will be fined \$100 for the initial infraction. Continued noncompliance will follow the revised and adopted fine schedule recorded in the Rules and Regulations,(revised Article 21. Fines ).

Those of you who rent or lease your property to individuals with pets will be held accountable for the actions of those pets as if you were the pet owner and will be fined under the same guidelines as previously stated.

All decisions made by the Board of Directors, with regard to pet policy, are final and binding after appropriate Notice and Hearing.

4. All animals must be leashed and accompanied by their owner when outside on the Common Elements. Owners MUST clean up after their animals as required per the Declarations

5. DO NOT use Common Element Green Space for pet urination and defecation. You are required to walk pets to a discrete location. We have any number of appropriate natural areas for this purpose.

6. As per the Declarations, any damage done to the Common Element Green Space that can be attributed to a specific pet owner will be repaired and billed to that owner.

7. Any pet owner found, by the Board of Directors, to be non-compliant with this policy will be fined according to the newly revised and adopted fine schedule recorded in the Rules and Regulations, (revised Article 21. Fines ). Non-compliant pet owners may, at the Board's discretion, be asked to remove their animal immediately, after proper Notice and Hearing.

Revised and adopted  
August 25, 2010

**BE A GOOD NEIGHBOR**

**BE CONSIDERATE**

**BE A RESPONSIBLE PET OWNER**

