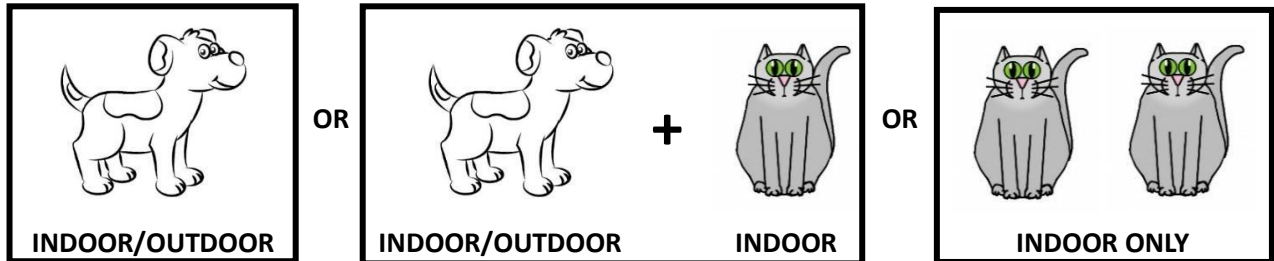


# Friendly Valley Association 1: Pet Policy & Rules

**PETS ARE WELCOME** in Association #1, under the following conditions:

- Households in Association 1 may have EITHER one dog OR one dog & one indoor cat OR two indoor cats (with no dog).



## **DOG RULES:**

- The dog must not exceed 35 pounds when fully grown. (See “prohibited breeds” information at end of this section.)
- The dog must be fully vaccinated, licensed, and neutered if over 9 months of age. Current shot records must be available if requested by the association or FV Security.
- The dog must never be left outside of the unit unattended, whether leashed or unleashed. A resident must be visible on the patio when the dog is on the patio. The resident must be able to prevent excess barking and ensure that the dog stays on the patio. If the patio is not fenced, the dog must be on a leash.
- Under no circumstances can a dog be allowed to run loose in common areas, leashed or unleashed.
- Residents with dogs reported as nuisance barkers or showing out of control behavior outside the unit may be subject to association penalties.
- Dogs that have one recorded incident of injuring a resident, a visitor or another animal in Friendly Valley must be effectively muzzled as well as leashed when in the common areas.
- No fenced area around the unit may be used as a “dog run”.
- Owners may not install dog doors/pet doors and may not cut into the building structure in any way to accommodate a pet.
  - Any existing dog doors, related holes or damages to the unit structure must be removed or repaired, upon request of the Board and prior to listing the unit for sale.
- In order to discourage rodents and other pests, no pet food or drinking water should be left outside when the dog is not present.
- All dogs must be on *not longer than six-foot leashes*, held firmly by the resident, when they are outside their unit, including any common area where dogs are allowed.
  - The owner will be held responsible for dogs that do not stay within the six-foot distance of the resident during walks, regardless of how far the leash possibly extends.
  - Residents must be careful to keep dogs on grass areas and sidewalks only. Dogs are not allowed in unit garden areas. Where possible, dogs should not be allowed within 5 feet of any unit patio.
- Residents are fully responsible for picking up and properly disposing of dog waste as soon as it is deposited. Dog waste, in plastic bags, may be disposed of in the dumpsters.
- Dog walkers that fail to pick up waste should be asked to do so by the observer, and if needed, reported to the Board (name, unit number if known, type of dog) for further action and potential penalties.

13. **ASSISTANCE & SUPPORT ANIMALS:** Assistance animals and support animals will be held to applicable state and federal rules. Each owner will need to provide required documentation for Board review.
14. **PROHIBITED BREEDS:** Dog breeds with a known propensity, tendency, or disposition to attack, to cause injury or to otherwise endanger the safety of human beings or domestic animals are prohibited from residing in the Association. This Association adheres to the list of breeds cited by the Centers for Disease Control (CDC) as most involved in dog bite fatalities. At this writing, the CDC-listed breeds are:  
*Pit Bull, Rottweiler, German Shepard, Husky-type, Malamute, Wolf-dog hybrid, Chow, Doberman, Great Dane, St. Bernard and any mixed breed dog that mixed with one of the listed breeds. This list may change each time the CDC list is updated.*

#### **CAT RULES:**

1. Any pet cats in Association #1 must be 100% indoor cats, with no access to unit patios or common areas unless secured in a cat cage or carrier.
2. Cats must be fully vaccinated and neutered if over 9 months of age. Current shot records must be available if requested by the association or FV Security.
3. In order to discourage rodents and other pests, no pet food or drinking water should be left outside.
4. Residents who feed cats (often feral) outdoors will be held responsible for damages done by outdoor cats near their units, when reported by neighbors or by Board members.
5. Residents are responsible for all cat waste and food disposal as well as any neighbor disturbance due to the cat(s).

#### **GENERAL PET POLICY & RULES:**

1. **GRANDFATHERED PETS & EXCEPTIONS:** This “number of pets” rule has no effect on pets already in residence, who are grandfathered in at this time. However, when pets in excess of the most current limit pass away, or otherwise permanently leave the household, *they may not be replaced*, so that over time, each household comes within the current Association pet limit. ○ If a household is currently in violation of the “one pet” limit in effect prior to adoption of this new policy, sanctions may still apply, at the Board’s discretion.
2. **REGISTRATION OF PETS:** Pets residing in this association must be registered to their unit.
  - Pet registration is typically done during Orientation and includes (but is not limited to) animal name, animal current weight and age, vaccination and current spay/neuter records presented for review by the Board. *Registration form is initialed by the Board stating that proper records were reviewed.*
  - If pets are replaced or added from the time this rule is adopted, residents will be asked to provide the requested information to the Board of Directors within one week of the pet’s arrival. *Pet Registration forms will be provided.*
3. **HOA DISCRETION:** Any pet concerns, including requests for exceptions, are subject to review and action by the HOA Board.
  - Penalties may include hearings, fines, potential loss of HOA privileges for a period of time and/or removal of the pet from the premises, temporarily or permanently.

*A copy of the Pet Registration Form is attached.*