

Policy # 16: Pets and Animal Control

- Dogs, cats, and all other animals may be kept in town homes only if in compliance with Association Rules and City/County ordinances.
- Dogs and certain other animals are required to be on a leash at all times when outside the town home or enclosed patio and must be constrained by a person who can control the animal at all times.
- No animals other than support animals shall be allowed into the swimming pool area, the on-site office, the Recreation Center or other recreational facilities.
- No animal shall be tied up in a common area at any time.
- An electronically controlled training device shall not be used as a substitute for a leash.
- No animal shall be allowed to make an unreasonable amount of noise or to become a nuisance. If an animal should become obnoxious to other owners or residents, the owner or person having control of animal shall be given a written notice by the Board of Directors or on-site manager to correct the problem. If the problem is not corrected the owner upon written notice shall be required to remove the animal.
- Owners, residents, or visitors who bring animals onto the property have the responsibility to immediately clean up the feces when animals defecate in common areas or in patios. Disposal of pet feces must be done in a proper receptacle. Washing pet feces and/or urine into the common area from an enclosed patio area is strictly prohibited. Cat litter is not to be disposed of loosely in any common area and must be kept in a tightly sealed bag when put in owner's trash can. Owners must maintain a sanitary condition of the property, free from fleas, parasites and noxious odors.
- Feeding animals (including bird feeders) is prohibited in any common area.
- Cats, dogs, reptiles, fowl, fish, or other animals, shall not be kept, used, or bred for commercial purposes within the Park at Quail Creek.
- In order to keep any animal the adult weight of which will exceed 40 pounds or in order to keep more than two (2) animals on the premises an owner or resident must first receive permission in writing from the Board of Directors.

Exemptions:

The foregoing limitation on number of pets shall not apply to hamsters, small birds, fish or other constantly caged animals nor shall it apply to require the removal of any litter born to a permitted pet prior to the time that animals in such litter are three (3) months old.

Owners or residents with more than two (2) animals or who own animals of adult weights which exceed 40 pounds on the date this policy is adopted are not to be effected by this paragraph. Should the number and size of pets change for any reason the exemption is no longer applicable.

- If an animal is observed without a collar, tags or not under the control of their owner, Animal Control may be called to remove said animal from the property.
- Fines may be imposed for violation of the above pursuant to the HOA fine policy.
- Homeowners or residents involved in **animal rescue work** shall not be automatically exempt from any part of this policy.
- The Board may require permanent removal of any pet, when after one (1) or more documented incidents, the pet or its owner has violated any of the above rules and the situation has become objectionable in the opinion of the Board (e.g., a health hazard or an immediate danger).