

BOARD POLICIES

West Meadows Estates
Homeowners Association Inc.

Vicious Animal

Effective: September 16, 2015

By: 
Mike Eastlund, Board President

Policy 202**1. PURPOSE**

Provide requirements for the control of vicious animals.

2. PERSONS AFFECTED

Property owners, residents, Board members, officers and employees of the Association.

3. REFERENCES

Fee and Fine Policy: 102

4. DEFINITIONS

4.1. Vicious Animal: Any animal that, when unprovoked, approaches any person in a vicious or terrorizing manner, bites, inflicts injury upon, assaults or otherwise attacks a person or domestic animal without provocation anywhere other than in the owner's house or inside an owner's fenced yard.

5. POLICY

- 5.1. Ownership or possession of a vicious animal, as defined within the subdivision, is prohibited.
- 5.2. Any report of a vicious animal complaint should be reported to the appropriate public agency in addition to Board enforcement actions.
- 5.3. The Board shall have the right to compel the immediate removal of a suspected vicious animal from the subdivision at the owner's expense until an assertion of a vicious animal can be verified.
- 5.4. In addition to imposing fines, the Board shall have the right to compel permanent removal of a confirmed vicious animal from the subdivision.
- 5.5. Fines for vicious animal violations can be assessed retroactively to the date an owner or occupant is notified in writing that they are suspected of possessing a vicious animal.

6. RESPONSIBILITIES

- 6.1. It is the responsibility of owners/occupants to immediately remove a vicious animal, as defined, from the subdivision.

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- 6.2. It is the responsibility of the Standards Committee Chairperson (designee) to take appropriate action to correct reported vicious animal complaints.

7. PROCEDURES

- 7.1. When an animal is suspected of being a vicious animal, the Standards Committee Chairperson (or designee) shall immediately make a report to the appropriate public agency and order, in writing, that the owner removes the animal from the subdivision.
- 7.2. The Standards Committee Chairperson (or designee) shall investigate and initiate enforcement actions, when necessary, consistent with Board policy.
- 7.3. All notes, photographs and records regarding the enforcement will be maintained in the appropriate property file.