

**BOARD POLICIES**

West Meadows Estates  
Homeowners Association Inc.

**Permitted Pets**

Effective: September 11, 2018

By:   
Mike Eastlund, Board President

**Policy 204****1. PURPOSE**

To define the restrictions and requirements for owners who chose to maintain animals within the subdivision.

**2. PERSONS AFFECTED**

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

**3. REFERENCES**

Fee and Fine Policy: 102

CC&R Standards Committee 201

CC&R's Section No 10.

**4. DEFINITIONS**

4.1. Owner: Includes any relative, guest or lessee

4.2. Lot: A living unit, auxiliary building or yard within the subdivision

**5. POLICY**

5.1. Other than two permitted pets allowed per lot, no animals or fowl shall be raised, kept or permitted on any lot.

5.1.1. Additional pets may be permitted with written approval from the HOA Board.

5.2. No animals or fowl of any kind shall be boarded, kept, bred or raised for food consumption or commercial purposes on any lot.

5.3. A permit to maintain a pet may be revoked when three or more valid violations of Board Policy 204 occur within a ninety-day period.

5.4. All permitted animals shall be confined to the lot of the owner (or on a leash when applicable) and shall not be allowed to become a nuisance or source of annoyance to other owners or occupants.

5.5. Waste from a permitted animal may not become a nuisance or source of annoyance to others, owners or occupants.

5.5.1. Waste from a permitted animal must be removed immediately when deposited upon a roadway, sidewalk, common area or lot of another.

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- 5.6. Permitted animal noise must be maintained in compliance with Board Policy 203.
- 5.7. Lot owners should try to resolve issues between neighbors or use the resources of civil authorities before filing a complaint with the Board.
- 5.8. HOA enforcement shall only commence after the following:
  - 5.8.1. Two repetitive or separate complaints.
  - 5.8.2. An attack by a pet on a person or animal.
  - 5.8.3. Civil authorities are unable to act.
- 5.9. A request for anonymity for filing a complaint will be respected except in cases of legal action.
- 5.10. Fines shall be imposed daily on all valid or re-occurring events after the time for correction has expired.

**6. RESPONSIBILITIES**

- 6.1. It is the responsibility of owners/occupants to cooperate in the mitigation of a permitted animal nuisance or source of annoyance.
- 6.2. It is the responsibility of the Standards Committee Chairperson (designee) to notify and encourage persons suspected of being responsible for a permitted animal nuisance or source of annoyance.
- 6.3. It is the responsibility of the Standards Committee Chairperson (designee) to recommend abatement or enforcement actions to the Board President.
- 6.4. The Board President shall authorize abatement or legal enforcement as necessary.

**7. PROCEDURES**

- 7.1. When a nuisance complaint is received, the Standards Committee Chairperson (designee) shall attempt to validate the complaint and if appropriate, resolve the problem by phone, in person or by letter.
- 7.2. The Standards Committee Chairperson (designee) shall initiate enforcement actions consistent with Board Policy when necessary.
- 7.3. All records regarding the enforcement will be maintained in the property file.