

# **BOARD POLICIES**

West Meadows Estates  
Homeowners Association Inc.

## **Vicious Animal**

Effective: 9-30-24

By:   
Mike Eastlund, Board President

**Policy 202**

### **1. PURPOSE**

This policy provides strict requirements for the control of vicious animals, ensuring the safety and peace of our community.

### **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.

4.2. **CCC:** Standards Committee Chairperson (or designee)

### **5. POLICY**

5.1. Ownership or possession of a vicious animal, as defined within the subdivision, is prohibited.

5.2. Members reporting a vicious animal must make a report to the appropriate public agency in addition to the Board.

5.3. The Board shall have the right to compel the immediate confinement or removal of a suspected vicious animal from the subdivision at the owner's expense until the Board can verify an assertion of a vicious animal.

5.4. In addition to imposing fines, the Board shall have the right to compel the 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. Owners/occupants are responsible for immediately removing a vicious animal, as

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defined, from the subdivision.

- 6.2. Members reporting a vicious animal are responsible for reporting to the appropriate public agency before notifying the Board.
- 6.3. The CCC is responsible for taking appropriate action to enforce Board policy regarding reported vicious animal complaints.

**7. PROCEDURES**

- 7.1. The CCC shall investigate and initiate enforcement actions, when necessary, consistent with Board policy. This includes conducting interviews, gathering evidence, and issuing warnings and notifications as appropriate.
- 7.2. The CCC is also responsible for documenting and reporting all enforcement actions to the Board.
- 7.3. When, in the opinion of the CCC, evidence supports a report of a suspected vicious animal, they shall immediately verbally order the owner of the animal, if possible, and in writing, that the owner confine or remove the animal from the subdivision while a final determination is concluded.
- 7.4. The custodian of records shall retain all notes, photographs, and documents regarding the enforcement reports in the appropriate property file.