

BOARD POLICIES

West Meadows Estates
Homeowners Association Inc.

Permitted Pets

Effective: 9-30-2024

By: 
Mike Eastlund, Board President

Policy 204**1. PURPOSE**

To define the restrictions and requirements for owners who 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. The Board shall permit up to two pets per lot, provided that a member's pets do not interfere with the peaceful enjoyment of another member's property.

5.2. The Board may approve additional pets beyond two when, in the opinion of the Board, it will not prevent the peaceful enjoyment of other members' property and not for commercial purposes.

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

5.4. The Board may revoke pet permits when three or more validated violations of Board Policy 204 occur within ninety days.

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

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

5.6.1. Members must remove waste from a permitted animal when deposited upon a roadway, sidewalk, common area, or lot of another.

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- 5.7. Members with permitted pets must control noise in compliance with Board Policy 203.
- 5.8. Lot owners should try to resolve issues with permitted pets between neighbors or use the resources of civil authorities before filing a complaint with the Board.
- 5.9. HOA enforcement shall only commence after the following:
 - 5.9.1. Two repetitive or separate complaints.
 - 5.9.2. An attack by a pet on a person or animal.
 - 5.9.3. Civil authorities are unable to act.
- 5.10. The Board shall respect a request for anonymity except when legally required.
- 5.11. Fines shall be imposed daily on all valid or re-occurring events after the time for correction has expired.

6. RESPONSIBILITIES

- 6.1. Owners and occupants are responsible for cooperating in mitigating a permitted animal nuisance or source of annoyance complaint.
- 6.2. The Standards Committee Chairperson (designee) ensures compliance with Board Policy when members violate it. This includes conducting investigations, issuing warnings or fines, and recommending further enforcement actions to the Board President. The Standards Committee Chairperson is also responsible for maintaining records of all enforcement actions and communicating with the pet owner throughout the process.
- 6.3. The Board President is responsible for authorizing abatement or legal enforcement as necessary but must be validated by a vote of the Board.

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) investigates and initiates enforcement actions consistent with Board Policy when necessary.
- 7.3. The records custodian shall maintain all enforcement records in the property file,