

THE CASITAS HOMEOWNERS ASSOCIATION

POLICY RESOLUTION NO. 7

PET POLICIES

Rules and Regulations Regarding Pets

WHEREAS, Article 4, Section 4.1 of the Bylaws states that "The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not required by the Act or the Association Documents to be exercised and done by the Members;" and

WHEREAS, for the health, safety, welfare, comfort, and convenience of all Owners, the Board wishes to establish uniform regulations for the keeping of pets;

NOW, THEREFORE, BE IT RESOLVED THAT the following pet policies be adopted by the Board:

I. GENERAL PET GUIDELINES

A. Pet Categories. Pets shall be categorized as follows:

1. Ordinary Household Pets shall include dogs, cats, caged domesticated birds, hamsters, gerbils, and guinea pigs, aquarium fish, small snapping turtles and tortoises, domesticated rabbits, mice, and creatures normally maintained in a terrarium or aquarium. All Ordinary Household Pets are permitted, subject to the rules in this Resolution.

2. Unusual Household Pets shall include, without limitation, those animals not generally maintained as pets including any reptiles, anthropoids, felines other than domesticated cats, canines other than domesticated dogs, rodents, mammals, birds, and other creatures other than those listed in Subsection 1 above, or maintained in a terrarium or aquarium. Unusual Household Pets are prohibited.

II. REQUIREMENTS AND RESTRICTIONS

- A. Pet Owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the Common Areas, including the private streets in the Community.
- B. Pets shall not be permitted upon the Common Areas unless they are carried or leashed.

- C. No pet may be leashed to any stationary object on the Common Areas and left unattended.
- D. Pet Owners are responsible for any property damage, injury or disturbances their pet may cause or inflict.
- E. Commercial breeding of pets is prohibited.
- F. All pets must have and display, as appropriate, evidence of all required registrations and inoculations.
- G. Every female dog, while in heat, shall be kept confined in the Unit by its Owner in such a manner that she will not be in contact with another dog nor create a nuisance by attracting other animals.
- H. Owners are limited to 2 pets per unit. Animals on property prior to January 1, 2021, are grandfathered in.

III. NUISANCES

The following shall be grounds for complaint and finding of a community nuisance:

- A. Pets running at large;
- B. Pets damaging, soiling, defecating on or defiling any private property (other than that of such pet's owner) or the Common Areas;
- C. Pets causing unsanitary, dangerous, or offensive conditions;
- D. Pets making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the Property.
- E. Causing or allowing any pet to molest, attack, or otherwise interfere with the freedom of movement of persons on the Common Areas, to chase vehicles, to attack other pets, or to create a disturbance in any other way;
- F. Failing to confine any female animal in heat to prevent the attraction of other animals;
- G. Using a vehicle as a kennel or cage.

IV. PROCEDURES FOR SOLVING PET PROBLEMS

Any Owner concerned with a pet-related problem should do the following:

- A. Attempt to arrive at a solution to the problem with the pet owner in a courteous and helpful manner.
- B. If personal attempts at a solution fail, then a written complaint should be filed with the Managing Agent. The complaint should document this problem as thoroughly as possible. Documentation should include identification of pet(s) involved, a complete description of the problem or disturbance, and dates and times of disturbances (whenever possible) as well as a brief description of informal attempts to solve the problem.

- C. The Managing Agent will first attempt to obtain an informal solution to the problem. If such a solution is not possible, the Managing Agent will refer the matter to the Board of Directors which may convene a hearing in accordance with the procedures set forth in Policy Resolution No. 4. In the event of a pet which causes a serious nuisance or disturbance, the Board may direct that the pet be permanently removed from the property upon the provision of ten days written notice by the Board. Such action may be taken by the Board without convening a hearing.
- D. Suspected stray pets should be reported to the appropriate Loudoun County official (for possible identification) prior to contacting the Association.
- E. All bites, attacks by pets, or diseased animals should be reported to the appropriate officials prior to notifying the Managing Agent.
- F. Penalties for violation of applicable County ordinances may be enforced by the County without regard to any remedies pursued by the Association.
- G. In the event of emergency only, the parties involved may take any actions deemed prudent to resolve the emergency without regard to the above procedures. A written report should be made to the Managing Agent.

THE CASITAS HOMEOWNERS ASSOCIATION

RESOLUTIONS ACTION RECORD

Resolution Type: Animals No. 1

Pertaining to: Rules and Regulations Regarding Pets

Duly adopted at a meeting of the Board of Directors of The Casitas Homeowners Association, held August 12th 2020.

Motion by: Madonna Radeff

Seconded by: Delores Haag

| Officer | Title | YES | NO | ABSTAIN | ABSENT |
|-----------------------|-------|-----|----|---------|--------|
| <u>Delores Haag</u> | | ✓ | | | |
| <u>Madonna Radeff</u> | | ✓ | | | |
| <u>Yvonne Nickens</u> | | ✓ | | | |
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ATTEST:

Delores Haag
Secretary

11-01-2020
Date

Resolution Effective: August 12th 2020