

Newly Adopted Policy #2
Fairway Oaks at Stallion Springs HOA
01/20/2024

Adopted Policy for Acceptable Pets, Pet Behavior, and Related Owner Behavior

I. Rules for Pets

- A. Article IV, Section 5 of the CC&R's states that "no more than two (2) domesticated dogs or cats, each weighing less than thirty (30) pounds, may be kept within any Residence or Lot. No other animals, livestock, birds, or poultry shall be brought within the project, except as may be permitted by rules established by the Board of Directors." Previous Boards have allowed dogs weighing over 30 pounds. **After much reflection and discussion, this Board has decided that it is the right decision to follow what previous Boards have permitted in that larger dogs shall be permitted so long as the dog is not being a nuisance in the judgment of one's neighbors, which means, if your neighbor complains to you or the Board about your dog, you must take corrective action, immediately.**
- B. No dogs of any size may be penned up or chained up outside in the Common Area unattended...no exceptions. **The Board will consider a dog penned or chained outside that is within eyesight of its owner as attended.**
- C. No dog may run loose in the common area or parking lot(s), which means all dogs being walked must be on a leash when in the confines of the Fairway Oaks property.
- D. On the first occurrence of a dog from a particular unit found to be outside unattended or being a nuisance (e.g., growling, excessive barking, running loose), a courtesy letter shall be sent to the owner as a reminder of the rules for pets.
- E. On the second such occurrence of a dog from a particular unit found to be outside unattended or being a nuisance, a WARNING LETTER shall be sent to the owner, demanding the situation be remedied within 15 days or a fine of \$100 per month shall be imposed until the situation is remedied.
- F. On the third such occurrence of a dog from a particular unit found to be outside unattended or being a nuisance, **a Violation Letter shall be issued and the fine imposed as described above.**
- G. If the problem is not remedied in the next 15 days, a 2nd Violation Letter shall be issued and a 2nd fine of \$100 imposed. **The 2nd Violation Letter shall also contain the warning that "if the problem is not remedied and a 3rd Violation issued, the owner will be asked**

to get rid of the dog. The HOA cannot and will not tolerate pets who are a chronic nuisance.

II. Rules for Pet Owners

- H. A similar courtesy letter, WARNING LETTER, and Violation Letter/fine assessment process will be used for situations where owners are found to not be tending to problems created by their pets (e.g., not cleaning up after their pets). An eyewitness account by a neighbor will suffice as a legitimate complaint.*
- I. The same courtesy letter, WARNING LETTER, and Violation Letter/fine assessment process will also be used for situations where other owners have voiced eyewitness complaints about pet or pet owner behavior such as those discussed in Section I. above.*
- J. If a third Violation Letter is issued to the same unit, the owner will be asked to get rid of the violating pet(s). **The HOA cannot and will not tolerate pets who are a chronic nuisance or owners who are chronically irresponsible with their pets.***