

# **Saddle Creek Homeowners Association**

## **Pet Policy and Regulations**

- Combinations of fewer than two cats and dogs not to exceed 100 pounds in weight may be kept without notice to or approval from the HOA. Additional animals may be permitted with advance, written approval from the HOA. This policy excludes service animals.
- Domesticated pets only. Farm, chickens, zoo animals, savage, dangerous and/or aggressive pets are prohibited at all time (even temporarily). This included those that are poisonous or have the potential to be harmful to people or other animals.
- The Board reserves the right to refuse residence for any animal they deem inappropriate for the community. This includes, any pet known to already be aggressive.
- No pet shall be permitted to be a nuisance or cause a dangerous condition of any kind.
- Residents agree that their pet(s) will not disturb the rights, comforts and convenience of other residents in the community. This applies whether their pet(s) is/are inside or outside of the residents' home.
- No pets shall be tied out in a common area. Owners are responsible for damage to common or limited common elements, trees, grass, and shrubs – and are liable for the cost of repairs to these elements.
- Dogs must be kept on a leash and/or restrained when outside of the owner's home or fence.
- Owners acknowledge that this is a residential neighborhood in which a large number of children and other animals play outside. Owners acknowledge that they are fully responsible for any contact their pet has with such residents, and that they will maintain full control over said pets at all times.
- Owners are responsible for the immediate removal of waste. Notwithstanding any provision herein, residents shall comply with local city and township ordinances regarding pet defecation. This applies to any yard or common area. Dog walkers should carry bags at all times. Retrieved pet waste may not be stored outside.
- The co-owner is financially responsible for any damage caused by a visiting pet or by the renter/lease-holder, if the unit is rented.
- Owners shall not permit their pet(s) in the swimming pool area.
- Litter boxes, food, and feeding areas must be kept indoors.

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- ALL animals shall have current vaccination for rabies. Under this policy, owners agree to keep their animals current on all applicable vaccinations, including rabies.
- Any incident of biting, etc., involving a person and pet should be reported by the victim involved to an appropriate county or township agency.
- Any co-owner or association personnel may submit a complaint to the management company about pets that violate any of the above regulations. The complaint should include the following information:
  - Nature of complaint
  - Description of pet
  - Address of unit where pet lives
  - Date of incident