

ALPINE MEADOWS PROPERTY OWNERS ASSOCIATION
POLICY RESOLUTION NO. 2023-1
PET POLICIES

Rules and Regulations Regarding Pets

WHEREAS, Article VI, Section 6.12 (A) of the Bylaws states that “The Board shall adopt policies of the Association which shall consist of such resolutions adopted by the Board of Directors that fulfill the purposes of the Association. Said policies will serve the membership and management as the statement of the specific objectives and purposes for which the Association exists;” and

WHEREAS, for the health, safety, welfare, comfort, and convenience of all Owners, the Board wishes to establish additional 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. Number of Pets. A maximum total of three (3) dogs and/or cats and a reasonable number of other household pets (i.e., aquarium fish, caged birds, rodents and non-poisonous reptiles).

II. REQUIREMENTS AND RESTRICTIONS

Pets shall not be permitted on the Open Space Lots of the Association unless accompanied and under the control of the Pet Owner or other responsible person. “Under the control” means pets must either be leashed, wear and be responsive to an electronic collar, or obey strict voice commands.

- A. All Owners or Occupants with household pets shall keep the animals always restrained and controlled on that Owner’s or Occupant’s property so they do not cause a nuisance to others and do not harass or endanger wildlife.
- B. Pet Owners are responsible for the immediate removal and proper disposal of animal waste on all properties and roadways.

- C. The Owner of a Property where a household pet is kept, as well as the legal Pet Owner, shall be jointly and severally liable for any property damage, injury or disturbances their pet may cause or inflict.
- D. All Pet Owners are required to maintain an acceptable noise level regarding their pet(s) so as not to disturb neighbors and cause a nuisance situation.
- E. Pets shall not be tied to anything outside or left unattended, thereby allowing pets to become a nuisance or interfere with pedestrian or vehicular traffic in and around any Property or Open Space area.
- F. Contractors, sub-contractors and any other person providing services to an Owner may not bring dogs into the Association.
- G. Commercial breeding of pets or animals within the Association is prohibited.
- H. Any reported incident of non-compliance leading to a violation of the rules and regulations stated in this resolution will result in a written warning for any first-time offense; after an opportunity to be heard orally or in writing, second-time offenders may be charged \$100.00; and third-time offenders may be charged \$200.00. Each violation thereafter will result in an additional \$200.00 fine. Any warnings and/or fines assessed will be attributed to the current calendar year and not carried over into a new calendar year.

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 Open Space Lots unless immediately remedied.
- 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. Noise from a constantly barking dog is considered a nuisance.
- E. Causing or allowing any pet to molest, attack, or otherwise interfere with the reasonable freedom of movement of persons on the roadways or Open Space Lots, to chase vehicles, to attack other pets, or to create a disturbance in any other way, including scaring other residents.
- F. Vicious animals are strictly prohibited.
- G. Such other behavior as the Board determines creates a nuisance. The Board shall have, and is hereby given, the right and authority to determine in its sole discretion whether a household pet is a nuisance to other Property Owners or Occupants, or that a Property

Owner or Occupant is otherwise in violation, and to take such action or actions as it deems reasonably necessary to remedy the violation.

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 Association via the administrative assistant. The complaint should document the problem as thoroughly as possible. Documentation should include identification of the pet(s) involved, identification of the owner of the pet, 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 administrative assistant will provide a written warning and attempt to obtain an informal solution to the problem. If a second violation occurs, the administrative assistant will refer the matter to the Board of Directors, which may initiate enforcement action in accordance with the Bylaws. Notice of any charges or potential discipline will be given at least fifteen (15) days prior to such action; the Property Owner and/or Pet Owner will be provided with the opportunity to be heard before the Board, orally or in writing, not less than five (5) days before the imposition of the discipline or fine.
- D. Suspected stray pets should be reported to the Town of Alpine for possible identification prior to contacting the Association office.
- E. All bites, attacks by pets, or diseased animals should be reported to both The Town of Alpine Animal Control and to the Association.
- F. Penalties for violation of applicable local ordinances may be enforced by the Town of Alpine without regard to any remedies pursued by the Association.
- G. In the event of emergency (such as, but not limited to, threat posed to the life or health of a person, other pet, or property) 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 Association.

01/01/2023

**Alpine Meadows Property Owners Association
RESOLUTIONS ACTION RECORD**

Resolution Type _____ Policy _____ No. 2023-1 _____

Pertaining to: Rules and Regulations Regarding Pets

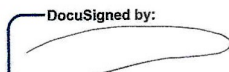
Duly adopted at a meeting of the Board of Directors of the Alpine Meadows Property Owners Association, held on December 12, 2022

Motion by: Heather Goodrich

Seconded by: Beth Wilson

Officer	Title	Yes	No	Abstain	Absent
Travis Ladner	President	x			
John Kavounas	Vice President				x
Beth Wilson	Treasurer	x			
Heather Goodrich	Secretary	x			
Martin Muschaweck	Director	x			

ATTEST:

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Secretary

1/2/2023

Date

Resolution Effective January 1, 2023