

Dodd Marsh Pet Regulations:

Pets are permitted in our community. Pet owners, however, should always be aware of others who use the common grounds. The consideration and cooperation of all pet owners will create a pleasant and sanitary situation for everyone.

The following regulations apply to all pets:

1. Owners and Occupants wishing to have pets must comply with all applicable local and state laws and ordinances regarding animals.
2. All pets must always be leashed outside the home. Pets may not be allowed to roam free with or without supervision. Pets that create problems should be reported Dog control.
3. Dog runs, dog houses, or other outdoor pet apparatuses are not permitted.
4. Pet walkers (applicable homeowners) are responsible for immediately cleaning up any feces of the animal and disposing of it in a sanitary manner.
5. Pet waste in yards is to be cleaned up immediately and properly disposed of. Yards that are not clean may not receive lawn care services until such time that they are clean. Fines will be applied for yards that are not clean.
6. Pets may not be tethered or leashed without direct supervision of an Owner or Occupant.
7. Homeowners are responsible for all the damage their pets have caused to the common grounds. New sod may need to replace damaged grass to correct the problem. Owners and Occupants shall immediately clean up all animal waste. Owners and Occupants will be held responsible for any costs related to the clean-up of animal waste.
8. Pets must not be permitted to habitually bark, cry or behave to annoy or endanger the safety or comfort of other residents and become a nuisance to the Association. Please report nuisance pets to police and management. The governing documents do allow the Board to order the removal of a pet for constant & uncontrolled barking, repeated offenses of being unleashed, or other repeated behavior offensive to others.
9. Owners and Occupants may keep no more than a combined total of two (2) dogs, cats, or other household pets.
10. Animal owners assume full responsibility for any personal injury or damage to their animals, or the animals of their tenants, invitees or guests, cause to individuals and property.

Schedule Violations and Fines:

- a. First notice - 3 days to address and right to hearing per governing documents.
- b. Second notice - \$25.00 - 3 days to address and right to hearing per governing documents
- c. Third notice - \$50.00 - 3 days to address and right to hearing per governing documents.
- d. Fourth notice - \$100.00 and continuing issues will result in further action up to and/or including escalating fines and legal action. All costs associated with these actions are assessed to the owner's account.