

VILLAGE TOWNHOMES, INC. PET RULES & REGULATIONS

The Village Townhomes Board of Directors has adopted enforceable rules and regulations pertaining to pets, which authorize the Board of Directors or their designate(s) to enforce pet regulation rules and to fine any resident(s) who violate any such rules or regulations.

1. Leash required - No person owning or having charge, care or custody of any dog shall cause, or allow, the animal to run free within the common area of the community.
2. Excreta Nuisance Prohibited - It shall be unlawful for the owner or person having charge, custody or control of any animal to permit, either willfully or through failure to exercise due care to control, any such animal to commit any nuisance by leaving its defecations (excreta) on the association's property.
3. Debris of any kind from animals shall not be allowed to accumulate in any lot within Village Townhomes in such a manner that it constitutes an odor or health hazard.
4. Animal Noise Prohibited - No pet shall be allowed to become a nuisance or create any unreasonable disturbance. This includes but not limited to: personal injury or property damage, continuous noise for a period of ten (10) minutes or intermittently for one (1) hour, and aggressive or vicious behavior or to interfere with the reasonable enjoyment of life or property.
5. Animals are not permitted in the playground, tennis courts, basketball court, pool area or clubhouse.
6. The maximum number of pets (dogs or cats) per each Village Townhomes unit shall be two (2) pets. Household pets shall not be bred or maintained for any commercial purpose. Should a female dog or cat have puppies or kittens, a maximum of sixty (60) days will be allowed for animals to remain at the said residence. It is strongly recommended that all pets be spayed or neutered.
7. Feeding of animals on association's property is not permitted. Do not leave food out for wild animals or pets.

Complaints must be in writing. Upon receiving a written complaint, the Association will send a courtesy warning letter of the alleged violation to the animals' owner, if applicable. Any subsequent complaints against a resident must be declared in writing to the Association. Those property owners who are experiencing the irritation of the improperly controlled animals must assist the Association in the enforcement of these rules. Upon receipt of a signed complaint, and recorded by the Association as a subsequent complaint for the same violation, additional action will be taken which may result in a fine imposed by the Board.