

**DEER RUN HOA REGULATIONS FOR ALLOWABLE PETS  
AND  
INSTALLATION/USE OF ELECTRONIC (INVISIBLE) FENCING SYSTEMS<sup>1</sup>**

The Deer Run HOA supports the ownership of pets within our neighborhood. Given the open-landscape, open-access design of Deer Run, and the smaller size of our lots it is important that certain limits be placed on the number and types of pets which are allowed per household. (Reference Deer Run Covenants; Section 3.16). In addition, due to our limits on types of traditional fencing, controls on the use of invisible fencing within the neighborhood are also required.

Rules regarding the number and size of pets do not apply to pets already living within the neighborhood as of 20 September 2018.

1. **NUMBER AND SIZE OF PETS** – Each residence may have up to three pets. No more than two may be dogs over 40 pounds.
  
2. **ELECTRONIC (INVISIBLE) FENCING** - All plans for installation of electronic fencing must be approved by the HOA Board of Directors, acting as the Architecture Control Committee (ACC), prior to start of installation. Electronic fencing may be installed over the entire property; however, only that section of the fencing, covering the rear-half of the lot, may be used as an unsupervised pet area. Electronic fencing in the front-half of the lot may only be used for the control of pets when a responsible adult is also in the front-half of the lot, garage, or front porch.
  
3. **INSTALLATION**
  - a. All installation must follow applicable city code and governmental regulations.
  - b. Wiring and electrical connections will be placed as inconspicuously as possible when viewed from all angles.
  - c. In keeping with community aesthetics, the color and components (exposed panels, control boxes and other apparatus) must be approved by the ACC.
  
4. **REVIEW DOCUMENTS NECESSARY FOR ACC REVIEW**
  - a. A design document, drawn to scale, showing where on the home/lot the system and its components will be installed.
  - b. Description of the type fencing to be installed.
  
5. **MAINTENANCE AND UPKEEP**
  - a. All electronic fencing and components must be maintained in good repair.
  - b. Unused or inoperable fencing (other than underground components) must be removed and the home returned to its pre-fencing state/condition.

The Deer Run ACC will provide either: a) approval of proposed installation, b) approval with required modification of plans, or c) disapproval with rationale. This decision will be based on the extent to which the proposed installation incorporates requested and required aesthetic guidelines.

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<sup>1</sup> V1.1\_2018.09.21