

HOLIDAY STATION

TOWNHOMES

PET POLICIES

- 1) No animals, birds, or reptiles allowed except for two dogs or cats without Board approval as noted in Section 6.9 of the recorded Deed Restriction. Applicants and Residents must list all pets to be kept on the property
- 2) Pets shall not create a nuisance, and the following acts may constitute a nuisance:
 - a) causing damage to the property of anyone other than the pet owner;
 - b) causing unsanitary conditions;
 - c) defecating on any Common Areas and Facilities when the feces are not immediately cleaned up by the responsible party;
 - d) barking, howling, whining or making other disturbing noises in an excessive or continuous fashion;
 - f) harassing passersby by lunging at them or chasing vehicles;
 - g) attacking or threatening to attack people or other domestic pets; or
 - h) otherwise acting so as to unreasonably bother, annoy or disturb other residents or unreasonably interfering with their right of peaceful and quiet enjoyment of their Units.
- 3) All pets shall be kept on a hand-held leash except while in Common Areas. Violators may be subject to fines.
- 4) Pets may not be tied to any permanent structures on Common Areas and Facilities, nor allowed to linger unattended in any part of the Common Areas and Facilities. Violators may be subject to an additional fine.
- 5) Pet owners shall be responsible for the pickup and proper disposal of any pet waste. Feces is not allowed to be thrown into bed planters, parking stalls, parking lots, or anywhere else other than the garbage. Pets may only urinate or defecate on grassy areas. Dog urine is acidic and known to cause damage to exterior air conditioner units.
- 6) Pet owners are fully responsible for personal injuries and/or property damage caused by their pet to any Common Area and Facilities, including grass and landscaping. Unit Owners with pets will maintain liability insurance coverage or cause tenants to carry liability insurance naming them as additionally covered.
- 7) Any violation of municipal sanitary regulations and nuisance ordinances shall also be deemed a violation of these Rules.

8) Board will not be responsible for securing any pets within a Unit or yard. For pets requiring higher back yard fencing, this must be approved by the Board and is subject to architectural committee guidelines. Board will not approve requests to alter front yard fencing, common area community fencing, and back yard fencing higher than community perimeter fencing.

9) NO PETS ON THE RESTRICTED LIST BELOW SHALL BE ALLOWED WITHIN THE COMMON AREA. We do not accept “mutt” or “mixed” as a breed description.

BREED RESTRICTIONS

- Pit Bulls & Staffordshire Terriers
- Doberman Pinschers
- Rottweilers
- Chow Chow
- Great Danes
- Presa Canarios/ Mastiffs
- Akitas
- Alaskan Malamutes
- Siberian Huskies
- German & Caucasian Shepherds
- Shar Peis
- American Bulldogs
- Bullmastiff
- Wolf dogs & Wolf-Hybrids