

PET POLICY
Inverness Homeowners Association
Approved Revision - July 2025 (revisions in RED)

1. Animals currently living in the Association as of December 8, 2022, are grandfathered in.
2. Unit owners shall be allowed up to two domestic dogs. The Board of Directors of Inverness Homeowners Association must be notified and owners must comply with the entire pet policy including permitted breeds.
3. The number of indoor cats are at the discretion of the homeowners. However, ALL cats must be **exclusively indoor only** and the IHOA Board must be notified as to the number of cats.
4. If pets frequently and/or consistently create noise, pose safety concerns, or in any way create a disturbance, the owner has forty-eight hours to permanently remedy the situation. If the problem is not rectified, fines may be assessed. Further action may be taken in accordance with the South Burlington Dog and Cat Ordinance and the State of Vermont.
5. Pet owners are responsible for complying with the Inverness Homeowners Insurance Policy. Restricted dog breeds include, but are not limited to: Akita, Argentinian Mastiff, Bull Mastiff, Cane Corso, Chow, Doberman Pinscher, English Bull Terrier, German Shepard, Pit Bull Terrier, Rottweiler, Wolf Hybrid, Guard dogs, and any dog with a history of biting or that has demonstrated aggressive behavior. Compliance with ADA laws must be followed. **Mixed breeds involving the above listed breeds must be vetted by the Inverness Board and our Insurance carrier for suitability and coverage by our Homeowners Policy.**
6. Pets owned by guests must comply with all rules in this section.
7. Pets are not allowed to be left outdoors unattended.
8. Pets are to be leashed when outdoors.
9. **Per the Inverness Declarations, any fence, runs, pens, tethers or other containment areas, are not permitted for pets.**
10. Pet owners shall clean up after their pets in a timely manner. **Pet waste shall be picked up and disposed of properly immediately. It cannot be washed, collected or stored (except in assigned waste collection containers) for any period of time.**

11. Pet owners shall maintain sole responsibility for any loss, liability, or injury that may result from the actions of their pet. **The Master Insurance Policy deductible is \$10,000. Is incumbent on each Inverness Owner to make sure that their personal homeowners policy covers this amount.**
12. The feeding of wild animals is prohibited. The feeding of birds is permitted; however, all bird feeders shall be elevated above the ground to limit their attraction to wild animals.
13. No exotic pets are allowed, including but not limited to pigs, monkeys, snakes, or any other pets not commonly domiciled.
14. No animals or reptiles of any kind shall be kept, bred, or maintained for any commercial purposes.
15. Pets are not permitted in rental units without prior approval by the owner of the unit and approval by the Board of Directors.
16. Pet owners must comply with all laws and ordinances pertaining to animals as adopted by the State of Vermont and the City of South Burlington.
- 17. New owners will attest to compliance with the pet policy.**
- 18. The Inverness HOA has the right to periodically audit compliance with this policy.**

Attached below are links to the State and City requirements for Pets. These must be complied with at all times. If they are changed, it is the owners responsibility to comply with new regulations immediately upon passage.

<https://www.montpelier-vt.org/DocumentCenter/View/1481/Chapter-8---Article-II-Dog-Control-Ordinance->

https://cms6.revize.com/revize/southburlington/document_center/city_regulations/Care_and_Control_of_Dogs_and_Cats_Ordinance.pdf