

Somerset Shores HOA Pet Rules and Regulations

1. No horses, cattle, swine, goats, poultry, venomous reptiles, or any other animals not commonly considered household pets shall be kept on the Somerset Shores property.
2. Dog houses, runs, kennels, tie-out chains, and/or any other pet-related structures are not permitted outside homes.
3. No Owner, Tenant or Guest shall permit, either willfully or through a failure to exercise due care and control, their pet to defecate: (a.) within Somerset Shores (e.g., **all front yard and backyard grass areas, landscaped beds and roadway**), (b.) outside the gate area along the private road and the grassy areas outside the south gate along Hinson, and (c.) the private Dr. Phillips Foundation lot to the north of Somerset Shores, unless such person promptly removes/disposes the pet waste in a sanitary manner. For example, via a plastic bag deposited in the owner's/tenant's trash can. Pet waste should never be disposed of in the creek, pond, or lake.

From an environmental perspective, pet waste left behind eventually ends up in the lake where it decomposes using up oxygen and releasing its pollutant load including pathogens, naturally toxic material, and ammonia. Throwing pet waste directly into the water only speeds up this process.

Be a considerate neighbor and responsible pet owner by picking up your pet's waste wherever it might be.

4. Under no circumstances shall any commercial or business enterprise involving the use, care or treatment of animals be conducted on the Somerset Shores property. No breeding for commercial or business enterprises is allowed for any animals.
5. Pets are not permitted in the enclosed pool area, except for a bona fide service animal assisting a resident or guest.
6. No pet shall be allowed to roam unattended, including cats. Pets are to be **always kept on a leash and under the control of their owners** within the common areas of the Association. Common areas include all front yard and backyard grass areas, landscaped beds and roadway.
7. No Owner, Tenant or Guest shall own any pet that causes or creates a nuisance within the Association's common areas. This includes but is not limited to: (a.) pets off-leash, (b.) pet waste, (c.) abnormal noise, and (d.) behavior issues such as overt aggressiveness or hostility.

Residents' complaints received by the Board of Directors and/or Association Manager will result in a written communication to the pet owner noting the alleged infraction(s). If not corrected in a timely manner and deemed appropriate, the violation may result in a fine levied against the pet owner by the Association. In the event this process does not change the pet owner's behavior and disregard of the HOA's Pet Rules and Regulations continues, the Board will be forced to explore additional actions with the Association's legal counsel to address the non-compliance.