

## FAWNGROVE HOMEOWNER ASSOCIATION POLICY

### TITLE:

Domestic Pets

### DATE ISSUED OR REVISED:

Rev 1 May 2024 (Original 2009)

### PURPOSE/DESCRIPTION:

This policy is to describe the limitations and requirements for pets for owners, renters, and guests.

### REQUIREMENTS:

- Renters may not have pets. Renters are those who pay a fee for long or short-term stays. Service Animals specifically trained to aid a person with a disability are welcome. Emotional support animals are not ADA Service Animals and are not permitted. A person is guilty of a class B misdemeanor in Utah if the person, intentionally and knowingly, falsely represents to another person that an animal is a service animal.
- Guests of owners may only have pets if the owner is present in which case the owner is responsible for any misbehavior of the pet. Guests in this context are those that know the owner and do not pay for the accommodation.
- All pets must be properly registered and licensed as required by local authority. Vaccinations must be kept up to date.
- Excessive noise, nuisance, or aggressive behavior by pets will not be tolerated.
- Pet owners are expected and required to promptly clean up after their pets. Pets are not permitted to relieve themselves on other owners' properties and bushes, or common area sidewalks, stairways, patios, buildings, and driveways.
- Pets when outside must either be caged or on a leash and under the control of a responsible person.
- Pets are not permitted to be left alone on patios or balconies.
- Owners may not have more than two pets unless specifically approved by the Management Committee in writing.
- Owners will be responsible for an immediate \$150 fine for each offense by the owner, renter, or guest violating these rules. Violations will result in notification to the owner or owner's property manager for immediate removal of the pet in addition to the fine. Owners and property managers are responsible for informing their renters of these rules.

### JUSTIFICATION:

This is to maintain a safe and clean property with minimal disturbance to owners and residents and to comply with the requirements of the Fawngrove Declarations.