

Wood Crest Owners Association, Inc.
POLICY RESOLUTION
RULES & REGULATIONS REGARDING PETS
(Last updated July 2020)

WHEREAS, Article X, Section 1 of the Declaration of Covenants, Conditions and Restrictions of the Wood Crest Condominium Association states that the Association shall have authority to promulgate and enforce such reasonable rules, regulations and procedures as shall be necessary or desirable to aid the Association in carrying out any of its functions and to insure that the Property is maintained and used in a manner consistent with the interest of the owners.

And WHEREAS, for the health, safety, welfare, comfort, and convenience of all owners, the Board of Trustees wishes to establish additional regulations for the keeping of pets within the condominium project;

NOW, THEREFORE, BE IT RESOLVED THAT the following pet policies be adopted by the Wood Crest Board of Trustees:

I. GENERAL PET GUIDELINES

A. **Pet Categories.** Pets shall be categorized as follows:

1. **Ordinary Domestic Pets Requiring Registration** shall include dogs, cats, and domesticated rabbits. Any other pet would be required to be maintained in a cage, terrarium or aquarium. All Ordinary Domestic Pets are permitted with registration, subject to the guidelines in this Resolution.
2. **Reptiles and Unusual Animals** shall include, without limitation, any reptile and those animals not generally maintained as pets including any anthropoids, felines other than domesticated cats, canines other than domesticated dogs, rodents, mammals, insects, birds other than domesticated birds, and other creatures other than those listed in Subsection 1 above. Reptiles and Unusual Animals are prohibited.

B. **Number of Pets.** Two pets shall be permitted per unit.

C. **Indemnification:** Any Pet Owner who keeps or maintains any pet upon any portion of the Property shall be deemed to have indemnified and agreed to hold the Association, each unit owner and the Managing Agent free and harmless from any loss, claim or liability of any kind of character whatever arising by any reason of keeping or maintaining such pet within the Condominium.

D. **Assistance Animals:** The Association understands that Assistance Animals are not pets and, therefore, will not enforce a pet fee with regard to an Assistance Animal. The Association will require that a person with an Assistance Animal follow the rules noted below and will enforce those rules to the extent allowed under applicable laws.

II. REQUIREMENTS AND RESTRICTIONS

- A. All pets must be registered with the Association Management. There will be a one-time registration fee of \$50.00 for each dog. This fee is due and payable within 30 days of billing for existing pet owners or at the beginning of unit/pet ownership for new pet owners.
- B. Owners or owners with tenants that do not register their pets within 30 days of notice of requirement are subject to a \$200.00 fine for failure to register.
- C. Pet registration requirements include the completed pet registration form, which can be obtained online via the Wood Crest HOA website or requested from management, the pet registration fee, and a "PooPrints" DNA cheek swab (dogs only). DNA samples will be maintained in the BioPet Vet Lab World Pet Registry (WPR), Knoxville, Tennessee and available to the property manager.
- D. All pets must have and display, as appropriate, evidence of all required registrations and inoculations; including the DNA pet registration tag which is obtained from the management office at the time the pet is registered. Note: pet registration is required whether the pet is living in the building, visiting for extended time intervals (beyond one week), and/or pet sitting is being provided for extended time intervals.
- E. Pets shall not be permitted upon the Common Areas of the Condominium unless accompanied and under the control of the pet owner or other responsible person. When in common areas, pets must be leashed or caged.
- F. Pets shall not be permitted in the Clubhouse, with the exception of service animals.
- G. Because of health regulations, PETS ARE FORBIDDEN in or around the pool area.
- H. Pet owners are responsible for the immediate removal and proper disposal of animal waste from any common area as well as on all portions of the property, including the premises, for sanitary purposes.
- I. Pet owners are responsible for any property damage, injury or disturbances their pet may cause or inflict.
- J. All pet owners are required to maintain an acceptable noise level in regard to their pet(s) so as not to disturb other residents.
- K. Pets shall not be left unattended outside the unit, including limited common element balconies and patios.
- L. No pet may be leashed to any stationary object on the Common Elements.
- M. No pet owner shall inflict or cause cruelty in connection with any pet.
- N. Commercial breeding of pets or animals within the Condominium is prohibited.
- O. Any reported incident of non-compliance or DNA evidence leading to a violation of the rules and regulations stated in this resolution will result in a \$100.00 fine for any first time offense and \$150.00 for each subsequent offense. Failure to register your pet will result in a \$200.00 fine.

III. NUISANCES

The following shall be grounds for complaint and finding of a community nuisance:

- A. Pets running at large.
- B. Pets damaging, soiling, defecating on or defiling any private property or the Common Area.
- C. Pets causing unsanitary, dangerous, or offensive conditions;
- D. Pets making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the property. Noise from a constantly barking dog should be reported to management for follow-up and action.
- E. Causing or allowing any pet to molest, attack, or otherwise interfere with the reasonable freedom of movement of persons on the Common Area. Vicious animals are strictly prohibited.
- F. Using a vehicle as a kennel or cage.
- G. Such other behavior as the Board determines creates a nuisance.

IV. PROCEDURES FOR SOLVING PET PROBLEMS

Any Owner concerned with a pet-related problem should do the following:

- A. Attempt to arrive at a solution to the problem with the pet owner in a courteous and helpful manner.
- B. If personal attempts at a solution fail, then a written complaint should be filed with management. The complaint should document the problem as thoroughly as possible. Documentation should include identification of the pet(s) involved, identification of the owner of the pet, a complete description of the problem or disturbance, and dates and times of disturbances (whenever possible) as well as a brief description of informal attempts to solve the problem.
- C. Management will first attempt to obtain an informal solution to the problem. If such a solution is not possible, the Managing Agent and/or the Board of Directors may initiate enforcement action in accordance with the provisions hereof. The Association may take legal action to have the offending pet removed upon ten (10) days written notice from the Board of Directors. Such written notice will also allow the owner to apply for a hearing regarding the alleged violation prior to removal of the pet from the property.
- D. Suspected stray pets should be reported to the Salt Lake County Animal Control (for possible identification) prior to contacting the Association office.
- E. All bites, attacks by pets, or diseased animals should be reported to both Salt Lake County Animal Control and to the Association office.
- F. Penalties for violation of applicable local ordinances may be enforced by the locality without regard to any remedies pursued by the Association.

Exhibit A



PO Box 55 ♦ Grantsville, UT ♦ 84029
Phone (435) 884-6744
Toll-Free (866) 320-2006
Fax (855) 884-1415
lil@dcm.utah.com

WOOD CREST CONDOMINIUMS ~ PET REGISTRY

Unit Address: _____

Resident Name: _____

Cellular Phone #: _____ Home Phone #: _____

Work Phone #: _____ Email Address: _____

Type of Pet (dog, cat) _____

Pet Name: _____

Breed (if applicable): _____

Color or Marking: _____

Weight _____

Gender _____

Type of Pet (dog, cat) _____

Pet Name: _____

Breed (if applicable): _____

Color or Marking: _____

Weight _____

Gender _____

I hereby certify my understanding and willingness to comply with the provisions of the Wood Crest Condominiums Pet Policy Resolution

Signature

Date