

**FORRESTAL VILLAGE COMMUNITY SERVICES ASSOCIATION, INC.**  
**POLICY RESOLUTION NO. 15**  
**PET POLICIES**  
**relating to the keeping of pets**

WHEREAS, Article III, Section 3 (2) of the Declaration empowers the Board of Directors "to establish rules and regulations for the use of property..."; and

WHEREAS, in accordance with the stated intent of the Declaration "...to provide for the preservation and enhancement of the property values, amenities and opportunities in said community contributing to the personal and general health, safety and welfare of residents," the Board wishes to establish a policy regarding pets; and

WHEREAS, Policy Resolution No. 7 is no longer in effect but the regulations established in that Resolution are necessary for the operation of the Association; and

WHEREAS, additional regulations relating to pets approved on Policy Resolution No. 10 are effective and desired;

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

**I. GENERAL PET GUIDELINES**

- a. No livestock, poultry or other animals shall be kept on any lot or for breeding purposes, and in no event shall any stable, hatch, barn, coop, or other housing or shelter for animals be placed or maintained upon any lot except as approved in writing by the Covenants Committee. Notwithstanding anything to the contrary herein contained, dogs, cats, and other household pets may be kept on the property provided that the total of such household pets does not exceed two (2) in number and further provided that said pets are not raised or bred for any commercial purposes and that they do not create a nuisance or disturbance.
- b. Residents should attempt to work in a friendly, patient, and helpful manner to solve animal problems.
- c. An entire species is rarely to blame for the usual problems encountered. Hence, residents should attempt to identify the specific animal(s) causing a nuisance and report the problem to the Covenants Committee.
- d. All animal bites or attacks should be reported immediately to the Covenants Committee and the Animal Control Department of the municipality.
- e. All diseased animals should be reported to the Covenants Committee and to the Animal Control Department of the municipality.
- f. No resident shall inflict or cause cruelty in connection with any animal. This includes prohibition on the use of poison.
- g. In case of an accident involving an animal the person involved should render or seek out all assistance possible and notify the animal owner as soon as possible.

- h. No person shall make available food for pets other than his (her) own unless permission obtained from the owner.
- i. Owners are responsible for the appropriate and sanitary disposal of their dead pets.
- j. Except when in its owner's home an animal must be carried or on leash and attended by a responsible person.
- k. No animal may be leashed to any stationary object.
- l. No animal is permitted in or on any improved common areas such as the pool areas, tennis courts, tot lots, or other recreational facilities.
- m. Pet owners are responsible for any property damage, injury, or disturbances their pet may cause or inflict.
- ✓ n. Owners are responsible for the removal of wastes of their animal from the any property within the Forrestal Village Community.
- o. Property Owners who lease their property must obtain from the lessee a written agreement to abide by these rules and submit a copy of such agreement to the Board.

## **II. DOGS AND CATS**

- a. All dogs or cats must have a current township registration and rabies I.D. tag which will be attached to a collar or harness worn by the dog or cat.
- b. No person will allow his (her) dog or cat to run at large in the community. Continued violations may result in the notification of the township Police or the Animal Control Department of the municipality.
- ✓ c. Every female dog or cat, while in heat, shall be kept confined in the owner's unit in such a manner that she will not be in contact with another dog or cat, nor create a nuisance by attracting other animals.

## **III. PUBLIC NUISANCES**

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

- a. Any animal to run at large.
- ✓ b. Any animal to damage, soil, defecate on any property within the FVCSA community, owners of the animal are responsible for immediate removal and sanitary disposal of all wastes deposited in all areas and for any damage caused by the animal.
- c. Any animal(s) to cause sanitary, dangerous, or offensive conditions by virtue of the size of the animal(s) or number of animals maintained at a single location or due to inadequate facilities.

- d. Any animal to make or cause noises within or outside of a building of sufficient volume to disturb any resident.
- e. Any animal owner to cause or allow any animal to molest, attack or otherwise interfere with the movement of persons in the public right of way, to chase vehicles, to attack other domestic animals, or to create a disturbance in any other way.
- f. Any female animal in heat not confined in such a manner to prevent the attraction of other animals.

#### **IV. PROCEDURES FOR SOLVING PET PROBLEMS**

Any resident concerned with a pet related problem should follow the following procedures:

- a. Document the problem as thoroughly as possible. Documentation should include identification of animal(s) involved, description of the problem or disturbance, and dates and times of disturbances.
- b. Attempt to arrive at a solution to the problem with the pet owner(s) in a courteous and helpful manner.
- c. If personal attempts at a solution fail, then a written complaint should be filed with the Covenants Committee. The complaint should contain all of the facts listed in Item A (whenever possible) as well as a brief description of informal attempts to solve the problem.
- d. The Covenants Committee will treat all complaints as confidential, unless the complainant wishes otherwise. The first step of the Committee will be to attempt an informal solution to the problem. If such a solution is not possible, the Committee will initiate the Special Resolutions Process.
- e. Penalties for violation of applicable local ordinances may be enforced by the without regard to any remedies pursued by the Association.

Resolution Type: Policy Resolution

Regarding: Second Amendment to Policy Resolution No. 15

ATTEST: Clayton R. Pines  
Secretary

DATED: 2/19/98

Yes  No  Abstain Bernad K. Suber  
Director

Yes  No  Abstain Janet R. Pines  
Director

Yes  No  Abstain Michael W.  
Director

Yes  No  Abstain Julie Prose  
Director

Yes  No  Abstain Clair A. McNew  
Director

Yes  No  Abstain \_\_\_\_\_  
Director

Yes  No  Abstain \_\_\_\_\_  
Director

File: Book of Minutes - 1998  
Book of Resolutions - 1998

Revised January 27, 1988

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