

ANIMAL CONTROL POLICY

Policy Statement: The Bay Tree Lakes POA is committed to the safety, security and welfare of all property owners, residents and guests within the Bay Tree Lakes Community. This policy establishes guidelines and procedures to be followed in regards to animal control issues within the community. It is the firm belief of the POA that all persons using the streets, recreational facilities and community properties within Bay Tree Lakes should be able to do so without concern or fear of being confronted, attacked or intimidated by out of control animals.

Basis For This Policy: Declaration of Protective Covenants and Restrictions for Bay Tree Lakes, published May 29, 1972, book 193, page 202 and; Certificate of Corporate Action of Bay Tree Lakes POA published April 29, 1986.

Guidelines: 1) All pet owners are required to keep current rabies records on household pets that can be produced in the event of an animal incident within the community. 2) All dogs must be leashed when off the owner's real property. 3) Dogs are not permitted in the community beach and pier area or in any other community property area so designated. 4) Dogs trained to be, or determined to be, vicious or hostile are prohibited within the community. 5) Breeding of dogs for commercial sale is prohibited within the community. 6) Keeping dogs for and other reason than as a household pet or service animal is prohibited within the community.

Procedures: 1) All infractions of the guidelines listed above and any out of control animal incident shall be reported to the Bay Tree Lakes POA board or property manager, in writing , within 5 days. This report should include a description of the infraction/incident, description of the animal in question, owner's name if known, names of other eyewitnesses and, date and location. 2) The POA Board will be responsible for investigating the infraction/incident. 3) If the POA board finds that a violation of the guidelines has occurred, the pet owner may be subject to disciplinary action as outlined below. 4) At it's discretion, the POA board may arrange for the removal of any animal that is posing an imminent danger to other's safety or is determined to be a stray or unattended pet.

Disciplinary Action: 1) First occurrence = warning letter from POA board. 2) Second occurrence = \$50.00. 3) Third occurrence = \$100.00. 4) Fourth occurrence = \$200.00. 5) Any subsequent occurrence = \$200.00 and/or court action which may result in removal of the animal from the community. **The fines will be considered a special assessment to be collected along with regular monthly homeowner's dues. As is the case with dues, failure to pay the fine can result in a lien on the property. Also failure to pay the fines or intentional disregard of the animal control policy will result in suspension of the property owners rights to use the common areas and the right to vote on property owners issues.**

Additional Action: The POA board will implement and follow the guidelines and procedures listed above. However, any other action taken above and beyond the listed guidelines and procedures will be the sole responsibility of the parties involved. In the event, a property owner takes other action, the POA board will make available to all parties involved, the complaints, investigative reports and disciplinary actions taken against the animal and property owner in question.