

PET RESTRAINT REQUIREMENTS

Per our governing documents, the Board has an obligation to review all complaints and decide if/what action should be taken. While we respond to such complaints promptly, we also need to do our due diligence and follow the guidelines provided in the documents. The Board does not take this duty lightly, nor do we intend to cause any undue hardship or hurt anyone's feelings. We do, however, find ourselves in the position where in order to address an issue of concern within the community, fines could be assessed against some co-owners.

Over the past several weeks, we have been contacted by various co-owners who have felt personally "threatened" and/or concerned about their pet's safety due to dogs not being properly restrained within the community. E-collars are not a recognized form of restraint/control. Leashes not only provide immediate control, but allow other co-owners to see that the dogs are being restrained and there is no immediate threat. Co-owners who use e-collars and not leashes could be found to be in violation as the dog is not "properly restrained" when observed within the community.

Crystal Pond is a community where everyone should feel safe, and be able to walk without concerns. The governing documents are very clear and not only apply to when you are walking within the community, but also to when your pet is in your yard, your garage, and/or on your deck. Also, a co-owner is responsible for any violation whether they occur as a result of their personal actions or the actions of family, guests, tenants or any other person admitted to the community by them.

Further, the Board does not want to be placed in a position where a "threatened" co-owner finds it necessary to take action against the pet's owner and/or the pet---that is not a viable solution. The Board cannot agree with a co-owner "taking matters into their own hands" and this type of action could result in complaints against the co-owner who took the aggressive action. We are simply asking that all pet owners be diligent in the care of your pets and cognizant of leashing requirements no matter where you are.

We appreciate your cooperation and understanding, and if you have any questions or concerns, please do not hesitate to contact the board at: crystalpondcondohoa@gmail.com.

FYI: Sixth Amendment to Master Deed of Crystal Pond Condominiums, which amended Article VI Section 5 of the Bylaws:

Only two (2) domesticated dogs, two (2) domesticated cats, or one (1) domesticated dog and one (1) domesticated cat shall be kept or maintained within any Unit. No other types of animals or fowl shall be kept or maintained within any Unit, and household pets shall be confined to the Unit, unless accompanied by the Co-owner or a responsible person and appropriately restrained. Any pets kept in the Project shall have such care and restraint as not to be obnoxious on account of noise, odor or unsanitary conditions. Pets causing a nuisance or destruction shall be restrained or removed from the Project. No savage or dangerous animal shall be kept. Each Co-owner shall be responsible for collection and proper disposition of all fecal matter deposited by any pet maintained by such Co-owner, which collection shall be done immediately in the case of fecal matter deposited in the Common Elements and promptly in the case of fecal matter deposited within the Unit. No dog or other pet which barks or otherwise makes objectionable noise and can be heard on a frequent or continuing basis shall be kept in any Unit or in the Common Elements. All pets will be kept in strict accordance with all local laws and ordinances. Any person who causes or permits an animal to be brought or kept in the Project shall indemnify the Association and hold it harmless from any loss, damage or liability which the Association may sustain as a result of the presence of such animal within the Project. The Association may require that any pets be registered with it.