

### III. PETS:

- A. **Household Pets** 🐕 🐖 🐔 No livestock, poultry, potbelly pigs or animals other than household pets may be kept. Animals may not be kept for commercial purposes. The number of pets allowed is limited (3 pets per unit) by the Town of Parker and Douglas County Ordinances. (**Article 6, Section 6.8(a), page 16**)
- B. **Leash Law:** Pets on or in the Common Areas must be carried and/or be on a leash. [**Article 6, Section 6.8(b) and Town of Parker City Ordinance**]
- C. **Animals Leashed/Confined:** No animal may be leashed, tethered, attached or confined to any temporary or permanent object on or in any part of the Common Area nor tethered from inside the unit or from within any patio or fenced area to the common area. [**Article 6, Section 6.2(b), page 15**]
- D. **Excessive Barking/ Noise:** Dogs shall not be permitted to bark excessively. Dog owners please be aware that your dog's barking is probably annoying your neighbors. For this reason, as a courtesy, do not leave your dog outside at night or when you are not at home. [**Article 6, Section 6.13, page 18**]
- E. **Spoilage:** Pets must be curbed; the Owner/Occupant of the unit in which the pet resides must clean up any spoilage made by pets in the Common Area at the time of the incident. The standard fine procedure will apply to those not complying with this Regulation. Owners must carry in visible sight a pooper-scooper or other means of cleaning up after the pet. [**Article 6, Sections 6.2(b) and 6.8, pages 15-17**]
- F. **Owner's Responsibility:** The related unit Owner will be held responsible for any property damage, injury or disturbance, which a pet from his unit may cause or inflict. [**Article 8, Section 8.4, page 21**]
- G. **Unattended Animals** The Board or its authorized agent may, without liability, cause to be confined or turned over to an appropriate governmental entity, any unleashed or unattended animals. [**Article 6, Section 6.10, page 17**]

**Fine Assessment Schedule:** This assessment schedule shall apply to violations of the Declarations, Bylaws and Rules and Regulations of Town and Country Village Homeowners Association, Inc. Assessments added to an Owner's account and not paid shall be referred to the Association's Attorney for collection.

Notice of violation may be served on the Owner by:

- 1) Mail
- 2) In person
- 3) By posting on front door or on vehicle (if it is a vehicle violation with 72 hour notice)
- 4) E-Mail

#### **First Notification**

Notice of violation to the Owner including notification of the right to have a hearing with the Board and the responsibility to respond to the notice within fourteen (14) days. ***If there is no response within 14 days and/or the violation continues the corresponding fine will be assessed.***

#### **Second Notification** **assessment**

**Animals \$75.00 assessment, all others \$50.00**

**and notification to the Owner that they must respond to this notice. If no response is received within 14 days and/or the violation continues, the corresponding fine will be assessed.**

#### **Third Notification**

**and notification to the Owner that they must respond to this notice. If no response is received within 14 days and/or the violation continues, the amount of the fine to be assessed will be determined by the Board.**