

OAKMONT VILLAGE ASSOCIATION

PET POLICY

In order to manage and control pets within Oakmont Village Association, the Board approves the following rules.

1. No animal is permitted to be kept in the Development which the Board has determined to be a nuisance or dangerous pursuant to evidence provided at a noticed hearing. Any member complaints of a nuisance creating pet must submit said complaint via the Nuisance Pet Complaint Form, which is attached to this policy as Exhibit A. The Board is authorized to require dogs (or any other pet) found to exhibit nuisance or dangerous behavior to wear a muzzle while in the Common Area until a further determination is made by the Board as to whether the pet will be allowed to remain in the Association.
2. All Residents must comply with City and County laws and regulations with regard to control of pets. All pets shall have a current license and identification tag. Loose and/or unattended pets without a license or identification tag may be reported to the local Animal Control for pickup.
3. Each Residence may have a maximum of two (2) domestic pets, so long as they do not create a nuisance to other residents. Dogs may be allowed outdoors only within secured fenced yards or on a leash at all times.
4. Residents are responsible for any damage to the Association Property caused by their pets. Residents may be assessed by the Association after due process is given.
5. Fecal waste deposits made by pets on any Association Property, including landscaped areas, must be promptly cleaned up by the owner of the pet. Waste must be put in a tightly sealed plastic bag before being disposed of. Any resident not complying with this provision may be subject to discipline. Any damage caused by a pet shall be repaired/replaced at the pet owner's expense. This includes, but is not limited to, grass, plants, carpet, stained stucco, claw marks, etc.
6. Animals may not be raised, bred or kept for any commercial purposes.
7. Any person bringing an animal upon or keeping an animal in the Association is liable pursuant to the laws of the State of California to each and all persons for any injury or damage to persons or property caused by such animal.
8. The Association, acting through the Board of Directors, may seek removal of any animal that, in its opinion, constitutes a danger or nuisance to others. Such a determination will only be made after a Notice and Hearing opportunity are afforded to the Member/Owner of the subject animal. Furthermore, violation of this Pet Policy may result in levying of fines or other discipline after due process is provided.

9. When an offense occurs, a formal written Notice will be issued by the Association. Such notice will inform the Member and/or pet owner that the Rules have been broken and that corrective action must be taken immediately.
10. After an initial written warning for violations of the Governing Documents, further violations may result in a hearing followed by the imposition of all penalties provided for in the Governing Documents, including fines set forth in the Association's Fine Schedule. Furthermore, as may be appropriate, the Member and/or pet owner can be required to permanently remove the pet from the Association and the Member and/or pet owner can be barred from having other pets for at least one (1) year.
11. Notwithstanding the escalating fines and penalties referred to in the Fine Schedule, the Board of Directors can immediately remove, without notice, any pet which, in the Board's sole discretion, presents an immediate danger to the health, safety, or property of any Member, Resident, or others as specifically provided for in the Governing Documents. Additionally, if a pet endangers the health, safety or security of any Member or Resident or creates a nuisance or unreasonable disturbance, and if the danger is not immediate, the Board may call the pet owner to a hearing and, upon ten (10) days written notice, require the Member and/or pet owner to remove the pet from the Project.
12. A pet removed from the premises after Notice and a Hearing can be permanently barred from returning to the Association.
13. Each Member, Resident, or guest maintaining or bringing a pet within the common area shall be liable to other Members and their invited guests for any damage to persons or property caused by any pet brought or kept upon the Project by such person or by members of his or her family or invited guests.

Prohibited Animals

14. The Association is authorized to restrict other categories of animals which are considered dangerous as designated by the insurance industry or a governmental agency.

Approved at the June 18, 2019 Board Meeting