

Bears Crossing Homeowner's Association - Official Pet Policy

Bears Crossing **does not allow renters or guests of owners (unless the owner(s) are present) to bring dogs to Bears Crossing houses and condominiums.** (An exception may be made for a long-term (seasonal) rental.

Please call 802-464-5749 (TPW Management) to discuss how to request an exception.

Bears Crossing owners who rent directly are responsible for enforcing this regulation.

Renters bringing unauthorized dogs will be fined \$50 per day, per dog. All other infractions are \$30 per infraction.

EFFECTIVE IMMEDIATELY:

The On-site Manager (or, in his absence, TPW Management) is empowered to authorize a fine when a pet has been deemed a nuisance or when a pet owner has been deemed neglectful. If the problem is not resolved after fair warning has been given to the pet owner, the fine will be charged to the UNIT OWNER.

Pet "nuisance" is defined as:

- Roaming unattended. Owners must be in full control of pets at all times (leashed);
- Frequent or incessant barking (howling, crying, etc.) during the day or at night;
- Blatantly aggressive behavior towards people or leashed animals.

Owner "neglect" is defined as:

- A pet owner who does not adhere to community "pooper-scooper" etiquette, and leaves his/her pet's droppings on lawns and walkways.

There are three ways a pet or owner is "deemed" to be a problem:

- 1) Phone complaints filed by neighbors or residents, as logged by Wallace Properties office staff and answering service;
- 2) Verbal complaints made to the On-site Manager;
- 3) Witnessing of a problem by the On-site Manager or, in his absence, other TPW Management staff.

The following "fair warnings" will be given before the unit owner is fined:

- 1) Management will personally and verbally make the Pet Owner aware of the problem.
- 2) If the problem is not rectified quickly, the RENTAL AGENT and/or the UNIT OWNER (if he/she is not the pet owner) will then be called and made aware of the problem.

If the agent or unit owner is holding a renter's security deposit, they will likely withhold money to pay for the fine(s) that will be levied if the problem is not addressed by the pet owner.

The unit owner is ultimately responsible for their tenants and the fines will be posted against the unit owner's Master Association account, which means payment of the fine is subject to the Association's approved Collections Policy.

[Note: In the event of excessive nuisance or dangerous neglect, Bears Crossing will refer the matter to the West Dover Police and Animal Control Officials.]