

Wingate Village Townhomes HOA Pet Rules

Only ordinary domesticated household pets including dogs, cats, birds (in cages only), fish (in tanks), and hamsters (or like animals) kept in cages may be in any Unit. All such pets shall comply with the following restrictions:

No pet shall be permitted in any portions of the Common Areas unless it is always on a leash and under the control of a responsible and able person (owner or guardian). Violators are subject to fines in accordance with our governing documents.

The HOA provides bags and trash cans throughout the community so to assist and facilitate droppings to be picked and properly disposed of, therefore, all pet waste shall be promptly removed from both the Limited Common Areas and the Common Areas and fully cleaned up by the pet's owner or guardian. Violators are subject to fines in accordance with our governing documents.

All owners/tenants/resident/guests are strictly liable for any damage or injury to persons or property caused by their pets. Further, each owner shall indemnify, defend and hold harmless the Association and its officers, directors, employees, committee members, manager, and agents from all claims, obligations, liabilities, damages, expenses, judgments, attorneys' fees and costs arising from or related to his or her pets.

Special Consideration Regarding Dogs

Leashes

While this requirement applies to all pets, this is especially important for dogs. Not only is an unleashed dog a danger to itself - with the risk of running into traffic or running away - but it can also be dangerous to other pets and persons in the community. No dogs are permitted in any portions of the Common Areas unless it is always on a leash and under the control of a responsible and able person (owner or guardian).

Unsupervised Dogs

While this requirement applies to all pets, this is especially important for dogs. Dogs shall not be permitted in any portions of the Limited Common Areas and the Common Areas, when unsupervised, even if the dog is tethered to a fixture.

Unsafe Pets

The following actions and behaviors (but not limited to) would deem a dog to be (i) considered unsafe by the HOA, (ii) to be acting and behaving in a nuisance fashion, (iii) to be in violation of the rules and regulations, (iv) to be placing the public or other animals at risk for injury or death, and (v) to be forcing the public and other animals to live in an unsafe environment:

-Any dog that has or is capable of escaping their unit without being leashed or under the control of a responsible and able person (owner or guardian).

-Any dog which has been declared by a public agency to be potentially dangerous, potentially vicious, dangerous or vicious.

- Any dog which has caused bodily injury to any owner/tenant/resident/guest/pet in the property.
- Any dog which has initiated a fight with any other pet belonging to an owner/tenant/resident/guest in the property.
- Any dog which by its aggressive behavior has caused an owner/tenant/resident/guest in the property to take evasive action to avoid being injured by the dog.
- Any dog that when unprovoked inflicts bites or attacks a human being or domestic animal or in a vicious or terrorizing manner approaches any person in apparent attitude of attack in the association's common areas.
- Any dog with a known propensity, tendency or disposition to attack unprovoked, to cause injury or to otherwise endanger the safety of human beings or domestic animals.

Limited Common Property

Your back patio, while private, is considered limited common property and therefore under the auspice of the HOA. Back patios are not to be used as living quarters for any pets. Your back patio shall not be used as your pet's "bathroom", and it must be free of any pet droppings.

Emotional Support and Service Animals

Emotional support and service animals are pets used by individuals with disabilities and as such, these pets can be of assistance to them. These pets receive special allowances in local, state, and federal laws and such allowances surpass certain restrictions imposed on non-emotional support and service animals.

The HOA will continue to abide by these local, state, and federal laws regarding pets, however having an emotional support or service animal does not exclude your pet from all rules and regulations. Emotional support or service animals still must comply with the safety clauses listed above in the "Unsafe Pets" section.