



Policy PET-01

PET POLICY

1.0 REFERENCE(S)

- CC&R, Article IV, Section 4.18 & 4.27 and Article X, Section I 0.3.
- Board Motion 2005-045
- Joint Animal Services for the cities of Olympia, Lacey and Tumwater, and unincorporated Thurston County: "*Pet Laws*" [downloaded 9/2016] is attached as an addendum to this policy and incorporated into the policy by this reference (www.jointanimalervices.org).

2.0 PURPOSE

All pet owners are required to keep their pets safe and to follow basic courtesies while their pets are outside and while walking their pets. All owners **MUST** walk their dogs under **PHYSICAL** control using a leash or an electronic collar and demonstrate method used to be an effective means of physical control. All pet waste should be immediately removed and disposed of in the owner's home trash. All waste bag stations are available as a convenience and should not be used as a resource for free supplies.

ISHOA recognizes that from time to time, pet issues occur in our community, and that a process is needed to resolve them. The preferred approach is for neighbors to work with each other to resolve any pet nuisance issues. Failing that, the following process shall be followed for pet complaints.

3.0 POLICY

3.1 Pet Waste

Homeowners who walk their pets within the Indian Summer Community are required to pick up and dispose of their pet's waste from all ISHOA common and private property within the Indian Summer Community.

3.1.1 Pet Waste Disposal – All pet waste must be scooped up immediately, bagged and disposed of at one of the pet waste bins or at the owner's home in their own trash.

3.1.2 Non-compliance – homeowners failing to scoop up pet's waste may result in a fine (as stated in the fees and fines schedule) when evidence supports homeowner's neglect in following this policy.

3.2 Pet Behavior

The behavior portion of this policy is presented in ~~two~~ categories: **Nuisance Behavior** and **Dangerous Behavior**, with a different process associated with each category. The county and Joint Animal Services may place certain behaviors in a different category than is reflected in this policy. For the peace and safety of the Indian Summer residential community, HOA 's definitions may be more stringent.

3.2.1 Nuisance Behavior- Examples of pet nuisance behavior include and are not limited to: Persistent barking, whining or howling; wandering cats; excrement that is not picked up by the pet owner; pets unleashed or unfenced.

Procedure for complaints about a pet being a **nuisance** is:

- (1) Resident/Owner with a complaint shall complete an ISHOA Pet Complaint Form. The form should be addressed to the ISHOA Board and submitted to ISHOA 's Managing Agent via email or regular mail. The Resident should also use the Joint Animal Services website to follow their procedures for nuisance pets. The website (www.jointanimalservices.org) contains a JAS complaint form and barking journal that can be downloaded from the Resources section of the website.
- (2) The ISHOA Management Agent will notify the ISHOA Board and provide them a copy of the complaint within one business day after receipt of the complaint.
- (3) The ISHOA Board will notify the ISHOA Pet Committee and Compliance Committee to help determine resolution steps which may include speaking with the owner of the pet in question, sending a warning letter, or sending a cease-and-desist letter. If the situation is not rectified after the first step(s), the ISHOA Board may proceed with implementing fines and may ultimately require removal of the offending pet from the community, per ISHOA CC&Rs referenced above in Section I .0.
- (4) The ISHOA Board shall assign a person (ISHOA Board member, Committee member, or ISHOA Management Agent representative) to keep the original Complainant(s) informed of the status.
- (5) If an owner of a nuisance pet cannot be identified, the ISHOA Board has authorized the Pet Committee to advise and assist the resident complainant in contacting Joint Animal Services, and to implement their nuisance pet removal policy.

3.2.2 Dangerous Behavior - Examples of dangerous behavior by a pet include and are not limited to:

- A pet attacking, injuring or killing another pet unprovoked.
- A pet attaching or injuring a human unprovoked.

IF A HUMAN IS INJURED, IMMEDIATELY CALL 911. When the situation is no longer an emergency, notify Joint Animal Services (360-352-2510) and proceed with the process below.

Procedure for complaints about a pet exhibiting **dangerous** behavior:

- (1) Resident/Owner with a complaint shall:
 - Complete the ISHOA Pet Complaint form and submit to ISHOA's Managing Agent via email or regular mail and

- Contact the ISHOA's Managing Agent and/or a ISHOA Board member to notify them of the situation.
 - Include a full description of the issue.
- (2) The Managing Agent will notify the ISHOA Board within one business day and provide them a copy of the complaint within 48 hours or sooner if circumstances deem it necessary.
- (3) The ISHOA Board will notify the ISHOA Pet Committee and Compliance Committee to help determine steps to take which may include notifying the community of the danger or potential danger, in addition to setting a timeline to resolve the issue with the animal and owner. Depending on the severity of the situation, the ISHOA Board, at its discretion, may proceed with implementing fines and may ultimately (or initially) require removal of the offending pet from the community, per ISHOA CC&Rs referenced above in Section 1.0.
- (4) The ISHOA Board shall assign a person (ISHOA Board member, Committee member, or Management Agent representative) to keep the original Complainant(s) informed of the status.

**All residents and pets of Indian Summer are subject to the ordinances and requirements of Thurston County Joint Animal Services.
See Link below:**

<https://jointanimalservices.org/wp-content/uploads/2015/07/14-Pet-Laws.pdf>

4.0 RESPONSIBILITY FOR POLICY

The ISHOA Board or its delegate is responsible for enforcing, maintaining and keeping this policy current and to obtain ISHOA Board approval of changes, as necessary.

5.0 EFFECTIVE DATE AND RECORD OF AMENDMENTS

10/20/2005, Original Policy 2005-012, Board Motion 2005-45, effective immediately.

03/19/2015, Reformatted and renumbered policy to ADM-07 (per new policy ADM-01, Policy Numbering and Format), Board Motion 2015-01 t.

10/20/2016, Revised to define process for nuisance and dangerous pet behavior complaints and incorporated Joint Animal Services info. Per Board Motion 2016-030. *(Note: Section J,0, above, previously referenced Board Policy 2004-004, a copy of it could not be found during the revision process so the reference was deleted)*

08/19/19, Amended Policy by Board Motion 2019-039, Renumbered, Clarified use of Pet Complaint Form, Clarified role of Pet Committee, Effective September 16, 2019.

06/15/20, Amended Policy by Board Motion 2020-045; separating the Pet Policy from the supporting addendum and complaint form.

04/19/21, Amended Policy by Board Motions 2021-**23**; revised adding pet waste disposal requirements, potential fine language, and providing defining language for dangerous pet.