

# OAK RIDGE MEADOWS HOA PET POLICY

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## Policy Purpose

The purpose of this policy is to document the procedure to be followed when enforcing the pet policy. This is an operating policy and does not supersede the Oak Ridge Meadows Articles of Incorporation, By-Laws, or Declaration of Covenants and Restrictions.

Official documents Referenced:

By-Laws –

Articles of Incorporation –

Declaration of Covenants, Conditions and Restrictions –

## PET POLICY

**ONLY “HOUSEHOLD PETS” ARE ALLOWED IN THE COMMUNITY.** No other animals are allowed in any unit. Pets may not be kept or bred for commercial purposes. The board shall have the right to prohibit specific breeds of animals (e.g., pit bulls) where the presence of such animals on association property has an adverse impact on any common expense of the association, including, but not limited to, expenses related to insurance.

**ALL PETS MUST BE PROPERLY CONTROLLED IN ACCORDANCE WITH GUILFORD COUNTY MUNICIPAL CODE.** Use the link below to view chapter 5 of the County ordinance. All dogs must be leashed when outside. Tethering is allowed in accordance with the regulations published by Guilford County

The owner of the pet is solely responsible for cleaning up of pet droppings **immediately**. This includes both soiling in the common areas of Oak Ridge Meadows or the street. Any damage to the landscaping or to the exterior of the building by a pet must be repaired at the owner’s expense. Animal owners shall repair all animal damage to lawns, structures, trees and shrubs when requested to do so by the board. Repairs and replacements will use materials of equal quality to those damaged.

In the event the pet owner fails to do the repairs, the board shall have the right to hire a contractor to repair the damage, and the costs will be assessed to the pet owner.

<http://library.municode.com/index.aspx?clientID=12052&stateID=33&statename=North%20Carolina>

Approved: August 8, 2013

Signed: *Susan G Mazzella*  
President