

MAPLE RIDGE HOMEOWNERS ASSOCIATION PET POLICY

Policy Purpose: The purpose of this policy is to document the procedure to be followed when enforcing the pet policy.

Pet Policy:

Only “Household Pets” are welcomed and allowed in the community. No other animals are allowed in any unit. Pets may not be kept or bred for commercial purposes. No more than three (3) common household pets shall be kept or maintained in any unit. The board shall have the right to prohibit specific breeds of animals (i.e., pit bulls) where the presence of such animals may have an adverse impact on any common expense of the association, such as lawn care or liability insurance. No structure for the care, housing or confinement of any pet shall be constructed or maintained on any part of the property within the townhomes area. Such structures are allowed in the single-family homes area, but only within the fenced back yard of the home.

All pets must be properly controlled in accordance with Guilford County Municipal Code. All dogs must be leashed when outside. Dogs may not be outdoors within the common areas or along the streets unless directly supervised. Tethering is allowed but must be restricted to the owner’s premises. Owners are responsible for the actions of their pets.

The owner of the pet is solely responsible for cleaning up of pet droppings **immediately**. This includes both soiling in the common areas of Maple Ridge or sidewalks and streets. Please train your pets to relieve themselves in your back yard or in the common grass areas away from the homes, avoiding the grass and shrubs in homeowner’s front yards. The Board reserves the right to fine violators twenty-five dollars (\$25) for each violation.

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.

Stray or loose animals should be reported to **Animal Control** at 336-641-5990.

To report a violation to the above policy, please contact Lambeth Management using the **“General Concerns or Requests”** form found under the **“Contact Us”** tab on its webpage – www.lambethmanagement.com