



SUBJECT: Creekside Pet Policy

19 Dec 2020

The Creekside at Richmond Hill Plantation Homeowners Association, Herein referenced as the Creekside HOA permits ownership of pets under the following rules and conditions. The goal of this policy is to encourage neighborly and responsible behavior by pet owners. Owners are held responsible for properly managing, training and supervising their pets. Pets of any size, age and breed can be the subject of complaints. The Creekside HOA encourages responsible pet-owning residents to set good examples as well as share advice in a non-confrontational manner with pet owners who don't exercise responsibility.

1. Authority.

The Creekside HOA, in accordance with declaration of covenants, conditions, and restrictions for Creekside at Richmond Hill Plantations

- A. It prohibits animals from running loose on public property.
- B. It requires that dogs be leashed at all times.
- C. Bands raising, breeding, or keeping animals, livestock, or poultry of any kind.
- D. Limits the total number and or combination of Common household pets to three (3) pets per household.
- E. Grants the Board of director's authority to remove any animal that makes objectionable noises, endangers the health safety of, or constitutes a nuisance or inconvenience to other occupants.
- F. Requires all pets shall be registered, licensed, and inoculated IAW with Local, State, Federal laws and ordinances.

References

Georgia That the Code of Ordinances of Bryan County, Georgia, Chapter 6
Animals Code of Ordinances City Of Richmond Hill, Georgia, Chapter 14 – Animals
Declaration of covenants, conditions, and restrictions for Creekside at Richmond Hill
Plantations

2. Policy.

It is not the policy of the Association to tell pet owners how to maintain their pets on their personal property. Various County agencies enforce various County code ordinances pertaining to pet ownership. However, it is the policy of the Association to regulate dogs and cats, and consequently their owners, when they are on Association common area. Sanitation and safety are equal priorities and will be enforced by whatever means are legally available to the Association.



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3. Responsibilities.

Pet owners and their pets are welcome in the Community. With this welcome comes a responsibility by the owners towards their pets and to the Community. Pet owners are encouraged to obtain a copy of the County's ordinance for more information. Owner responsibilities include:

A. Health. The County requires rabies vaccination and licenses for all dogs, and rabies vaccination for all cats four months of age and older. All Dogs and Cats Shall bear a collar with a tag showing compliance. If the Animal(s) is not current on the rabies or the owner cannot show records from a licensed veterinarian, the owner will be given 72 hours to have the vaccine performed by a licensed veterinarian or obtain records from a veterinarian showing that the animal is current on the rabies vaccine and present it to the Animal control

B. Sanitation. The owner or custodian of any dog shall be responsible for the removal of excreta deposited by such dog on their property and the property of another, including Association property. There are doggy bag stations in the community for owners' use and convenience in cleaning up after their pets. However, in the event that there are no pick-up bags stocked, this does not relieve owners of the obligation maintain a clean area.

C. Trespassing. The owner or custodian of any dog who allows their pet(s) to enter another person's property without permission is considered to be trespassing. Please respect the property rights of your neighbors.

D. Pet owners are responsible for any damage to the community areas caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of each pet owner.

E. Pet owners are responsible for ensuring they maintain proper homeowner insurance that covers pet(s) and the breed of said pets residing on the property.

Pet limits

Only dogs, cats, birds, or other traditional household pets are permitted. Homeowners shall comply with their individual Homeowner insurance policies in regards to ownership of dangerous breeds and restrictive pet(s) for insurance



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coverage. All Animal(s) Shall be insured under their respective Homeowners insurance policies. Any animal found not insured under the homeowners insurance policy shall be deemed a dangerous and subjected to policy enforcement.

Wild animals are prohibited.

Pets must be confined to the pet owner's unit, must not be allowed to roam free, and may not be left unattended in any common area. Owners must accompany their pet when it is outdoors and shall keep dogs on leash.

Pets shall not be kept, bred or used for any commercial purposes. This does not include Service animals.

"Service animal" means an animal that is trained to perform tasks for an individual with a disability. The tasks may include, but are not limited to, guiding a person who is visually impaired or blind, alerting a person who is deaf or hard of hearing, pulling a wheelchair, assisting with mobility or balance, alerting and protecting a person who is having a seizure, retrieving objects, or performing other special tasks. A service animal is not a pet. Under the Americans with Disabilities Act, the regulations narrow the definition of service animal specifically to dogs. "Other species of animals, whether wild or domestic, trained or untrained, are not service animals". Additionally, the definition of "service animal" excludes emotional support animals.

- a. The care or supervision of a service animal is the responsibility of the individual owner
- b. An individual with a disability who has a service animal or who obtains a service animal is entitled to full and equal access to all Creekside community amenities provided by the Creekside HOA. However, such a person is liable for any damage done to the premises or to another person/animal on the premises by such an animal.
- c. Service animals shall adhere to registered, licensed, and inoculated requirements IAW with Local, State, Federal laws and ordinances.
- d. Services Dogs owners shall provide the animal's training certification and registration documents when requested.



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- e. All service animals shall be identified and registered with the Creekside management firm.

Association Responsibilities

The Association reserves the right to take steps to remove all loose dogs and cats found on Association Property and turn them over to the County for disposition. Any pet that disturbs the neighbors, is allowed to run freely on Association property, is aggressive, or destructive to Association Property, is subject to removal from the property. As a matter of health and safety to all residents of the Association, any pet incident that comes before the Board will require the owner of the pet concerned to provide proof of County registration, insurance coverage, and rabies inoculation. No pet shall be allowed to become a nuisance or create any unreasonable disturbance as determined by the Richmond Hill City Ordinance Codes, or the Creekside HOA Board of directors.

- (1) Dangerous or diseased animals.
- (2) Dogs that chase motor vehicles.
- (3) Stray animals.
- (4) Female dogs in heat when not confined to the owners' property.
- (5) Animals tearing in to household garbage.
- (6) The keeping of any animal that shall disturb the comfort or repose of any persons in the city by making loud long, continuous noise, or frequent noise or encroaching upon the property of another causing damage to said property

Examples of nuisance behavior for the purposes of this paragraph include but are not limited to the following:

- a. Personal injury (to humans or other pets) or property damage caused by unruly behavior.
- b. Any Noise (i.e. Barking, whining, Meowing) that is offensive to neighbors must be stopped immediately and not allowed to continue.
- c. Pets in common areas that are not under the complete control of a responsible human companion.
- d. Animals who relieve themselves in community areas.
- e. Pets who are conspicuously unclean or parasite infested.
- f. Animals who have been identified as a dangerous and or vicious.



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Dangerous animal means any animal that:

1. Causes a substantial puncture (bite) of a person's skin by teeth without causing serious injury; provided, however, that a nip, scratch, or abrasion shall not be sufficient to classify a dog as dangerous under this subparagraph;
2. Aggressively attacks in a manner that causes a person to reasonably believe that the dog posed an imminent threat of serious injury to such person or another person although no such injury occurs; provided, however, that the acts of barking, growling, or showing of teeth by a dog shall not be sufficient to classify a dog as dangerous under this subparagraph; or
3. While off the owner's property, kills or injures a pet animal

Vicious animal means an animal that inflicts serious injury on a person or causes serious injury to a person resulting from reasonable attempts to escape from the dog's attack.

Serious injury means any physical injury that creates a substantial risk of death; results in death, broken or dislocated bones, lacerations requiring multiple sutures, or disfiguring avulsions; requires plastic surgery or admission to a hospital; or results in protracted impairment of health, including transmission of an infection or contagious disease, or impairment of the function of any bodily organ.

Bite shall mean any physical contact with human skin or clothing where skin is broken or clothing worn by a human is damaged from the teeth, nails, or claws of an animal.

Abused or Cruelty to animals means any animal that has been harmed by an act, an omission or neglect including but not limited to any animal that has been:

- 1) Deprived of adequate food, water, shelter, ventilation, care, space or veterinary care
- 2) Physically harmed, tortured, mutilated, beaten or illegally killed
- 3) Trained/used for illegal animal fighting
- 4) Used as bait to train/lure other animals to fight/kill

Complaints, Violations & Enforcement

1. It is the responsibility of all owners to ensure that the Creekside policies are maintained. Any owner, resident or managing agent personnel observing an infraction



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of any of these rules shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance.

2. Owners may notify in writing to the Creekside Management firm [Sentry Management] to inform them of any violations or nuisance behavior that they witness. All Complaints and Violations will be subjected to the Creekside Fine Policy. However **the Board of Directors has the authority to use their discretion to shorten the timeline given to correct gross violations which require immediate attention. The BOD may also exercise this authority to make exceptions or grant extensions for correction due to extenuating circumstances for a reasonable amount of time.**

3. The Board of Directors may require the permanent removal of any pet within three (3) days if such pet is determined by the board to be a nuisance or a danger to the community and its residents. The Board will, to the greatest extent possible, involve municipal animal control services to intervene in making a determination to require the permanent removal of a pet. If so determined, the pet owner will have three (3) days to remove the pet from the premises. In such case, during this period, the owner must strictly maintain the pet on a short leash (6 feet maximum) with a muzzle over the pet's jaws at all times that the pet is outside the owner's unit.



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Penalties examples

Failure to produce appropriate health and registration documents when requested by the Association may result in the Board exercising any or all of the following options:

- (a) Assessing a violation charge against the owner's account after notice and the opportunity to be heard IAW with the Creekside HOA Fine Policy.
- (b) Barring the pet(s) from Association property.
- (c) Taking legal action to enforce either or both options.

Documented failure of pet owners to clean up after their pet(s) may result in the Board exercising any or all of the following options:

- (a) Assessing a violation charge against the owner's account after notice and the opportunity to be heard.
- (b) Barring the pet(s) from Association property.
- (c) Taking legal action to enforce either or both options.

Documented failure of pet owners not leashing their pet(s) on Association property may result in the Board exercising any or all of the following options:

- (a) Assessing a violation charge against the owner's account after notice and the opportunity to be heard.
- (b) Barring the pet(s) from Association property.
- (c) Taking legal action to enforce either or both options.

Documented document Animal Attack within the Creekside community.

- (a) Assessing a violation charge against the owner's account after notice and the opportunity to be heard.
- (b) Barring the pet(s) from Association property.
- (c) Taking legal action to enforce either or both options.