

Carlson's Ridge Homeowners' Association

To: All Carlson's Ridge Homeowners

Date: September 26, 2014

Subject: Dog walking and associated care in our community

The Board continues to receive complaints from homeowners regarding issues related to the walking of dogs and the associated responsibilities of homeowners who own dogs.

Our By-Laws state a number of enforceable rules that must be followed at all times, in particular:

- No dog shall be allowed in or on the Common/Limited Common Elements unless it is on a leash held by the unit owner, occupant or other responsible individual.
- No pet shall be tied to any Common/Limited Element at any time.
- The defecation by a dog on any Common/Limited Element shall be immediately, properly disposed of by the dog's owner.

The following two items we consider to be common courtesy to our homeowners and request dog owner/walkers to be respectful of both:

- We request dog owners/walkers not to walk dogs behind any homes unless it is your home
- We request dog owners/walkers not to allow dogs on the front and side lawns of homeowners unless it is your front or side yard.

In all cases, we ask that you walk your dogs in the street while walking to/from the common areas in the three circles or the front area by and around the Gazebo. Aside from your own home, these are the primary dog walking areas.

This subject was a discussion topic at our last board meeting. At that meeting, the Board decided we must initiate a violation process for Homeowners/walkers that are repeat offenders of our enforceable rules.

Please be advised, this process will apply to both the dog owner and the dog walker. It is important that when you have visitors and they walk your dog or happen to bring a dog with them while visiting that they understand our rules. The homeowner will always be held responsible.

When one homeowner is walking a dog for another homeowner and violates our rules, both homeowners will receive a violation notice.

Our process will work like this:

- Upon first violation, a letter will come from REI advising you of the complaint.
- Upon second violation, a second letter will come from REI providing you a 'warning' regarding the complaint.
- Upon third violation, you will receive a violation fee notice from REI. This fee will be a \$35.00 charge to your homeowner account which will be due immediately and payable by the 10th of the following month. If not paid on time, a late charge of \$20.00 will be applied monthly until paid in full.

This process is effective as of the Board meeting September 10, 2014 with the issuance of the first violation letters from REI.

Please be advised, as a Board we believe the majority of homeowners with dogs to be courteous and respectful and abide by our few rules. We must also be cognizant of how offended our homeowners can become when our rules are not respected.

THE CARLSON'S RIDGE HOA BOARD OF DIRECTORS