

Beech Mountain Lakes Association Policies			
Section:	3.0 Homeowner Property Upkeep	Effective Date:	October 11, 2021
Policy:	3.7 Pet Policy	Supersedes:	April 2019
Approved by:	4 of 4 Board Members		

If applicable, the exact amount of the fee, fine or deposit that may be referenced in the below Policy can be found in the Schedule for Fees and Fines (found by following this link).

If permits are required for this policy:

- 1. Beech Mountain has 30 days from the date of submission to approve the permit.**
- 2. It is your responsibility to check with Butler Township for any permits needed to ensure you are in compliance with their policies.**

RECITALS

- A. Whereas, the Beech Mountain Lakes Protective Covenants, Declarations, and Rights and Regulations from hereon referred to as the ‘Policies,’ describe the General Use Restrictions applicable to property owners.
- B. Whereas, the Beech Mountain Lakes Association, from hereon referred to as the Association, under Sections 13.7 Animals, 13.27.3 Pets, and 13.27.4 Nuisances, shall have the right to take such steps as are reasonably necessary to ensure the health and well-being of the community.
- C. Whereas, the Board of Directors, under Section 13 of the Beech Mountain Lakes Protective Covenants, has the power to implement General Use Restrictions including Section 13.7 and 13.27.
- D. Whereas, the Property Owner, under Section 13 of the Covenants and section 3 of the Policies, is charged with certain responsibilities regarding the care, safety, and welfare of all property owners, and preservation of property within Beech Mountain Lakes Association in Drums, Pennsylvania.
- E. Whereas, the Board of Directors wishes to update a uniform policy for the control of household animals and pets to ensure the health and well-being of the community.

Now, therefore, let it be resolved that the Board of Directors hereby updates the following uniform policy for the control of household animals and pets to ensure the health and well-being of the community:

- 1. General Rules and Definitions**
 - a. A domestic animal is any dog or cat whose primary purpose is as a pet in a residential home (No poultry, equine animal, bovine animal, sheep, goat or porcine animal shall be considered a domestic animal).
 - b. All dogs must be licensed pursuant to the PA State Dog Law.
 - c. All dogs and cats must be inoculated for rabies, distemper, or any other dangerous diseases according to the PA State Dog Laws.

- d. All pets (dogs and cats) must have some type of identification (tag, tattoo, or band) as to the owner's name (at least first initial and last name in full).
- e. Parents and guardians of any minor claiming ownership of any domesticated animal will be held responsible for such.
- f. No homeowner shall have more than 3 domestic animals per household.
- g. No animals, livestock, poultry of any kind, or any other animal not considered household pet or domesticated animal shall be raised, bred, or kept on any lot. No animal shall be kept for commercial purposes.
- h. No animals whatsoever will be permitted in the pool areas, on the beaches, on the picnic areas, or other designated recreational areas.
- i. Any unleashed or leashed animal acting in a threatening manner, biting, or causing injury shall be deemed an aggressive animal. Any consequential injury sustained by this animal shall be the responsibility of the owner according to the PA State Dog Laws. Any consequential injury sustained or caused by this animal shall or may cause the owner of this animal to be responsible for any incurred liability.
- j. All pet owners must pick-up and remove and responsibly dispose of any animal waste on the owner, private, or community property.
- k. Service animals are covered under a separate policy.

2. **Specific Restrictions**

- a. **Animal Confinement-** All pets (dogs and cats) must be confined to the owner's property or walked on a leash. Any stray dog or cat picked up by Beech Mountain Lakes Security or staff may be turned over to the proper authorities.
- b. **Nuisance and Unreasonable Disturbance-**It shall be a violation to own, harbor, or keep in custody any animal that disturbs the peace by excessive barking, howling, or making loud noises to the annoyance and discomfort of any person in Beech Mountain Lakes. Continuous barking, howling, or making loud noises by any animal for ten (10) minutes or more shall be deemed to disturb the peace.
 - 1. The complainant shall call security or administration.
 - 2. Any pet causing or creating a nuisance or unreasonable disturbance on the Common Area or any other Community Common Area shall be removed from the premises.
 - 3. Feeding or harboring feral cats is a health hazard and is prohibited in the Beech Mountain Lakes Community.
 - 4. No person shall allow any dog or cat owned by them or under their control to defile, befoul, corrupt, or otherwise desecrate any sidewalk, walkway, gardens, flower beds, swales, or public or private property of another, or the common property of the Association, or to destroy or damage the property of another.

3. **Implementation-** The Association Security and or the General Manager will issue citations defining the violation and provide the details of the infraction. The property owner shall be notified of the infraction as soon as possible, including the particulars of the violation.

4. **Schedule of Fines-** The fines established for violations controlled by this resolution are listed in the Fee and Fine Schedule.

- a. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

5. **Cost Recovery-** The Association shall have the authority per Section 7.14 to collect any charge, late fee, attorney's fee, and any other cost associated with the collection process. All costs associated with the citation and its enforcement are subject to the provisions of Section 7.18 Non-Payment of Assessments and Other Charges. Whereas a charge not paid when due shall be deemed delinquent, an additional fee may be assessed, and the rights of the owner to use the common areas may be suspended.

Effective Date

In witness whereof, the undersigned have executed this Resolution the 11th day of October, 2021.

Signature on file in Admin office

President

Signature on file in Admin office

Secretary