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NOTICE TO PET OWNERS

Dear Resident,

Many residents of Troy Villa enjoy owning pets. In order for the community to continue allowing pets, all pet owners must act responsibly and follow the established community rules. Recently, with the nicer weather, Management has received multiple reports of dogs being off leash, owners failing to pick up pet waste while walking their pets or on their homesites, residents not yielding to traffic while walking dogs, and pets entering other residents' lots without owner permission.

Please review the **No-Tolerance Pet Policy** outlined in the Community Covenants, which serves as the standard for responsible pet ownership in Troy Villa. Those failing to abide by the following rules and regulations may receive a Material Rule Violation/Fines or told to permanently remove the pet from the property. Continued failure may result in eviction action.

Any loose pets are to be reported first to the Wood County Dog Warden to ensure other residents' safety and then reported to the Troy Villa Office.

PETS

Only domesticated dogs or cats are permitted as pets. Pets must be licensed and properly vaccinated in accordance with local ordinances and be approved by Community Management and listed on the Lease Agreement. Pets must wear a tag bearing the owner's name and wear any licensing and vaccination tags.

Pets must be on a leash at all times when outside and may not be left unattended outside the home or in a screened-in porch.

- 1. Dog Breed and Size:** Community Management reserves the right to determine the acceptability of any pet.
- 2. Aggressive/Unruly Behavior:** Any pet that shows signs of aggression or that the owner is unable to control will not be permitted to reside in the community or at the owners homesite. Any pet that causes harm to another or a resident will be removed immediately and not permitted back on the property.
- 3. Noise:** Noisy or unruly pets, or those that instigate complaints will not be allowed to remain in the Community.
- 4. Common Areas:** Pets are not allowed on neighbors' home sites without permission. **Pets are NOT permitted in the Pool Area, or in the Office Building, at any time.**
- 5. Clean-up:** Pet owners are responsible for the removal of all pet excrement or litter from the home site or from any place in the Community that the pet may be exercised by its owner.
- 6. Liability:** Pet owners will be liable for all damages caused by their pet.
- 7. Exotic Pets:** No exotic pets, including but not limited to, snakes and wild animals, are allowed.
- 8. Signs:** No "BEWARE OF DOG" or similar signs are permitted.
- 9. Pet Enclosures:** No outdoor pet enclosures are permitted.
- 10. Fees:** Community Management reserves the right to charge and change pet fees at any time.
- 11. Pets must be leashed with supervision at all times, without exception.**
- 12. Owner Failure:** Any pet owners that fail to abide by the rules and regulations herein, as well as those set forth in the Lease Agreement, will receive a violation and the pet will no longer be permitted to occupy the home or home site. Failure to remove the pet will result in eviction action.