

Animal Nuisance Guidelines

Major Problems

Major problems are: an injury to a person or another animal; the threat of severe danger, such as a rabid animal; and a pet left unattended outside the home with no water or shelter from the elements.

For all major problems, you should always contact Animal Control to report the issue. Animal Control has experience handling these issues and will document each problem. They use this documentation to determine if a given animal had an isolated problem, or if that animal has a history of problems. Wolfe Pointe will primarily rely on the expertise of Animal Control with these issues to ensure legality, objectivity, fairness and consistency. Wolfe Pointe will typically endorse the decision of Animal Control, however, we reserve the right, under our Covenants and Restrictions, to remove any nuisance from the neighborhood that presents a danger to the community.

Please call **1-888-352-7722** to report all major animal control issues (including animal cruelty and attacks on domestic animals or people). You can make the source of the report anonymous, but the call must be made by someone with firsthand knowledge of the incident. After a major problem has been reported to Animal Control, it should then be reported to a member of the board.

Minor Problems

Minor problems are: barking dogs; unleashed animals; and animals trespassing or digging on your property. These are nuisances which do not pose any kind of danger.

The first step in handling minor problems is to talk to the neighbor who owns the offending animal. In most cases you can work things out with a simple, calm and civil talk between neighbors. If this does not work, then the issue can be referred to the board to try to mediate the issue. If the problem persists, the board may impose fines.

Guidelines

- Per county law, all dogs must have a valid license with all shots up to date.
- Per county law, all dogs must be on a leash.
- Dogs who are loose on their property must be behind a functioning electric fence or fence of such design to keep the animal from leaving the property. The electric fence must be turned on with the dog wearing the collar and the collar must have a good charge that will keep the dog on the property.
- If a dog behind an electric fence gets out and bites a person or another pet, the electric fence is no longer a viable option for that dog. In that instance the dog is no longer allowed out without a leash unless the dog is kept behind a back yard fence that will keep the dog inside the fence.

- Owners are expected to clean up their animal's waste. This is a sanitary issue, and pertains to the pet owners property as well as other private and public properties in Wolfe Pointe.
- No pet may be left unattended, either inside or outside the house, for any period of time if the pet creates a nuisance to other residents.

Minor Problem Procedures and Consequences

- If an issue cannot be worked out between the two parties, the board will first send a letter to the offending party outlining the issue and what is needed to correct the issue.
- If the issue continues, the offending party will be invited to address the board to explain how they intend to address the issue before the board imposes any fines. Failure of the offending party to schedule a mutually agreeable meeting time, or attend the agreed meeting will be taken as an agreement that fines are justified and will be levied.
- First fine will be \$300. Notice of fines will be sent by registered mail. If the fine is not paid within 1 month of receipt of the fine, a lien will be placed on the property with the cost of obtaining the lien added to the fine for the total lien amount.
- Continued breaking of the guidelines will result in escalating fines. Second offense will be \$600, third offense \$1,000. Notice of all fines will be sent by registered mail and failure to pay the fines will also have liens placed on the property with the cost of the lien process added to the fine.
- If the problem continues to persist, the board will require the owner to remove the nuisance from the neighborhood.
- Matters governed by state or county laws should be referred to the state police for enforcement if a resolution cannot be obtained through communications between neighbors.