

The Cottages at Eagle Pointe Homeowners Association

Resolution 4.0

Dated August 18, 2021

Animals

To meet the needs of our growing community and promote the health, safety and welfare of all Owners, the Board of Directors (Board) for The Cottages at Eagle Pointe Homeowners Association (Association) adopts the following Pet Resolution as a means of adding clarity and functionality to the existing covenants at 9.1e (1-3) which sets forth applicable rules, regulations and policies governing pets and animals within the community.

- 1) Every Lot Owner has the right to decide what happens on their property. No animal shall be allowed on any individual lot without first obtaining the express permission of the Lot Owner. Thus all Lot Owners are to be considered as "opted out" of allowing the animals of others on their property. Individual Lot Owners may, at their own discretion, choose to "opt in" which would allow other Owners' animals on their property. The Association will not produce, create or maintain any list in regards to the decisions of individual Lot Owners, it is the responsibility of the Pet Owner to know where their animal is allowed.
- 2) The common area landscaping located at both entrances of the community shall not be used as an area for pets to relieve themselves to preserve the appearance of the community.
- 3) Pet owners shall abide by all local governmental laws, ordinances, rules and regulations, which includes among other things, that an animal must be on a leash and within your control at all times. General guidelines for all public areas within Draper City would be to utilize a maximum of an 8' lead/leash.
- 4) To file a complaint, a Cottages at Eagle Pointe Animal Nuisance Complaint Form must be completed with the required signature and submitted to the board. Owners and Residents shall be subject to the following fines for violations of any pet/animal restriction, rule or policy.
 - a. First Offense: Written Warning
 - b. Second Offense: \$50.00 Fine
 - c. Third Offense: \$100.00 Fine
 - d. Fourth and Subsequent Offenses \$200.00

For continuous violations, the fine amount owing may be levied every 10 days until corrected and the Board may refer the issue to SunCrest OA and/or Draper Animal Control.

Dated this 18th day of AUGUST 2021 by










