

## **POLICY NO. 4**

OLD TITLE: COMMON AREAS - HOMEOWNER DAMAGE

NEW TITLE : COMMON AREAS - PET DAMAGE

**PURPOSE:** To advise Unit Owners and/or Residents of the consequences of pet damage to Common Area landscape and to provide for the reimbursement to the LBCHA for loss or damage.

### **I. DEFINITION OF PET DAMAGE**

Pet damage is defined as significant damage to a Common Area landscape element (turf, perennial plants, groundcovers, shrubs or trees) resulting in the need for landscape repairs, replacement, or additional treatment of any kind caused by any of the following conditions

- A. damage resulting from tying a pet outside to a tree or shrub
- B. excessive soil saturation from urine resulting in turf damage
- C. excessive pet droppings hindering normal landscape maintenance work such as lawn mowing

Significant damage is most often caused by pets left outside on tie-outs, rather than by pets who are being walked on leash. This is in violation of a Lake Barrington Shores Rule which states "Pets shall not be tied up or left unattended outside any unit".

### **II. PENALTIES FOR PET DAMAGE**

- A. When significant damage is caused to a Common Area landscape element (turf, perennial plants, groundcovers, shrubs, or trees) by a resident's pet, the Property Manager should be notified immediately.
- B. When significant damage is identified, the following actions will be taken:
  - 1. The Property Manager will notify residents in the immediate vicinity of the affected area and ask their cooperation in identifying the pet owner.
  - 2. After verification by the Property Manager, the responsible resident will be billed for the expense of the remedial action as determined by the Property Manager in conjunction with the Landscape Manager.
- C. Unit Owners and/or Residents who are alleged to have violated the provisions of this policy may be subject to fines after appropriate notice and opportunity for hearing as described in Landscape Policy No. 15.