

# Leigh's Cove Condominiums Pet Policy

**Date: September 1, 2022**

**From: Board of Directors and Lewis Companies**

The purpose of the Leigh's Cove Condominiums Pet Policy is to establish reasonable requirements for pet owners to provide a safe, sanitary, and pleasant environment for all owners, residents and the public.

Per Section Article II (12) of our Condominium Declaration, "Owners or Tenants of Residential Units are permitted to have no more than two (2) household pets within their Residential Units. No **Guest** of a Residential Unit may maintain any animal on the Property for any period of time.

All owner residents and non-owner tenants must comply with the rules and regulations set forth in this document. Failure to comply will result in fines as outlined below, and possible harsher penalties.

## RULES:

1. A pet registration form must be submitted to Lewis Companies. Pet Registration forms are available from Lewis Companies or on the website. A picture of the pet must be attached to the application and submitted to Lewis Companies. **This is not a new rule, but we ask that all pet owners please submit a new Pet Registration form by October 1, 2022. A fine of \$100 will be issued for failure to submit pet registration.**
2. Per the Condominium Declaration, Owners are allowed to have no more than two (2) pets per household. No large aggressive breeds such as Pit Bulls, or Pitbull Mixes, exotic or wild animals will be allowed.
3. All dogs and cats must abide by the regulations set forth by the East Baton Rouge Parish Animal Control and Rescue Center ([brla.gov](http://brla.gov) under the following tabs, Community then Animal Services, About Animal Control and Rescue Tab), including the following.
  - a. All dogs and cats must be registered (licensed) with the Animal Control and Rescue Center and vaccinated annually against rabies by a veterinarian.
  - b. All dogs and cats must wear a collar and license tag.
4. No pets are allowed to run at large. All pets must be kept **restrained or on a (rope type) leash at all times** while on the grounds or being transported with the accompanying of the owner.
5. Pets may not be chained to any areas outside, including the balconies AT ANY TIME.
6. Pets are not permitted in the pool enclosure or pool at any time.
7. Pet waste **MUST** be picked up in disposable plastic bags and discarded in appropriate receptacles, dumpsters, or in the pet waste stations that are installed on the property. Do Not Use the pet station containers for other trash.
8. Pets that become a nuisance to other residents will not be allowed. Examples of a nuisance include **running at large, attacking other people or animals**, chasing cars, making excessive noise at any time of day or night, getting into garbage, and soiling/defecating/urinating on property. The Board of Directors and

Lewis Companies reserves the right to demand a disruptive, destructive or nuisance pet to be immediately removed from the property.

9. Pet owners must keep the common areas surrounding their unit free of pet odor, insect infestation, waste and litter.

10. All damage created by a pet is the sole responsibility of the pet owner, or the property owner if the pet owner is a renter. Damage to association property will be repaired by the association, and all repair costs will be billed to the property owner.

11. The Board of Directors and Lewis Companies reserves the right to demand a disruptive, destructive or nuisance pet to be immediately removed from the property.

12. Any violation of the rules stated above will result in the following levies:

- a. First offense: \$100 fine assessed to the condominium owner by property management.
- b. Second offense: \$150 fine assessed to the condominium owner by property management.
- c. Third offense: \$250 fine assessed to the condominium owner and referral to animal control.

**13. Any resident that sees a pet owner or pet violating the Pet Policy is encouraged to call (225-766-8802) or e-mail Lewis Companies at [Info@Lewis-Companies.com](mailto:Info@Lewis-Companies.com) to inform them of the violation. A description of the pet or unit number in violation should be provided. Callers may remain anonymous.**

X

Pet Owner

X

HOA Manager/ Board Member