

**Capitola Knolls Homeowners Association
Pet Policy for Dogs
Restated for Health and Safety Concerns**

Adopted July 21, 2012

CC&Rs, Section 10.06, Household Pets

The following restrictions regarding the care and maintenance of pets within the Properties shall be observed by each Owner and resident:

- (a) Not more than two (2) common household pets, such as dogs and cats, may be kept in each Unit, so long as the same are not kept, bred or maintained for commercial purposes.
- (b) Dogs shall only be allowed on the Common Area when they are leashed and otherwise under the supervision and restraint of their owners. Pet owners shall be responsible for the prompt removal of pet wastes deposited by their pets on the Properties.
- (c) No household pet shall be left chained or otherwise tethered in front of a Unit or in the Common Area.
- (d) Each person bringing or keeping a pet on the Properties shall be solely responsible for the conduct of their pets. The Association, its Board, officers, employees and agents shall have no liability to any Owners, their household members, guests, invitees, tenants and contract purchasers for any damage or injury to persons or property caused by any pet.
- (e) The Board of Directors shall have the right to establish and enforce additional Association Rules imposing standards for the reasonable control and keeping of household pets, in, upon and around the Properties to ensure that the same do not interfere with the quiet and peaceful enjoyment of the Properties by the Owners and residents.
- (f) In addition to the foregoing pet restrictions, all pet control codes and ordinances for the State of California, the City of Capitola and the County shall apply at all times within the Properties.

City of Capitola Ordinance 6.14.320 Leashing Required

"Unless a dog is under restraint by leash or chain no longer than six feet in length or confined within an automobile, no person owning, having an interest in, harboring, or having charge, care, control, custody or possession of that dog shall cause or permit such dog to be in or upon: any public street, alley, or other public place; in or upon any unenclosed lot or premises; or in or upon any other private property posted with signs prohibiting off-leash dogs."

City of Capitola Ordinance 6.14.390 Animal Noises

"It is unlawful for any person to keep or harbor any dog, cat or other animal, whether licenses or not, which by howling, yelping, barking or other noise disturbs any person.

Summary of Guidelines

- No more than two small household pets may be kept in a unit.
- Pets must be maintained within the resident's unit and must be on a leash at all times when outside the unit.
- Pet owners are responsible to immediately pick up after their pets.
- No pet may be tethered on any common area.
- Any pet causing or creating a nuisance or unreasonable disturbance is subject to removal from Capitola Knolls.

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Remedies for Violations

1. First Offense: A letter will be sent to the homeowner for a first offense inviting the homeowner to a hearing before the Board of Directors. At the hearing a fine will be issued for the Pet Policy violation due to a zero tolerance standard.
2. Second Offense or subsequent events: A Hearing before the Board of Directors for the issuance of additional fines or removal of Pet from the Property and Legal action as determined necessary.

Fine Policy

First Offense:

\$25	Dog off leash or on leash not under control of homeowner or resident
	Dog barking or nuisance
	Dog tethered in common area
	Dog poop not picked up immediately
	More than two household pets
\$50	Dog bite

Second and Subsequent Offenses:

Minimum – Fines doubled up to \$250