

## **Guidelines for Preventing Pets from Becoming Nuisances**

**Adopted by the Board of Directors of Waterscape Homeowners Association, Inc.**

**May 8, 2013**

*Waterscape does not place restrictions on pets, but owners need to be aware of and follow the HOA rules regarding animals to prevent their pets becoming "nuisances" to their fellow Waterscape neighbors and residents.*

*Pet owners who do not follow the community's rules regarding pets are subject to potential violation of the Waterscape By-Laws and Policies regarding "Nuisances" and, as a result, could subject themselves to the Association's "Procedures with Regards to Enforcement of the By-Laws, Rules and Regulations," including possible fines.*

*By far, the most common complaints from Waterscape residents involve issues of dogs and dog waste. The cooperation of all pet owners is necessary, if Waterscape hopes to remain a "pet-friendly" community.*

### **Summary of Waterscape Rules Regarding Pets**

Leash your animals when outside the private property of the condo interior and keep them under your control. No exceptions. Anywhere. Any time. *(This is also a requirement of the Animal Ordinance of the City of Noblesville.)*

Do not tether pets alone outside your condo.

Pick up waste immediately and dispose of it in your own trash.

When they need to relieve themselves, guide your dogs away from the perimeter of condos belonging to other people, especially their doors, windows and decks.

Be in compliance with the Animal Ordinance of the City of Noblesville.

As required by the Ordinance, register all animals and make sure they have all vaccinations required under the law; obtain and keep current any Licenses required by the Ordinance

***Waterscape HOA  
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Summary of Rules Regarding Pets  
(continued)***

Do not subject your neighbors to dirty, smelly, parasite-infected pets or any animals that may be otherwise objectionable in health or grooming.

Be aware that pets, even when leashed, are not permitted to swim in the protected "Kiddie Beach" area.

Know that unleashed pets outside condos and/or aggressive behavior exhibited by your pet, including but not limited to biting or inflicting other injuries, will be reported promptly by the HOA to the City of Noblesville Animal Ordinance Police Officer for enforcement according to the provisions of the City of Noblesville Animal Ordinance.

Do not leave food outside your condo (or any place that may be accessed from outside) in order to prevent attracting or harboring strays and/or wild animals that may carry diseases and/or do harm to people, pets or property.

Do not allow your pets to disturb neighbors with incessant or repeated barking any time of day and/or night.

Take responsibility for determining your pet's behavior regarding noise when you are away. Consider the options of behavioral training or "Doggie Day Care," if your neighbors' right to peace is being affected.

To protect the rights of all owners, know that this is not a situation that can be tolerated for any extended length of time on Waterscape property.

Know that you will be held responsible for any damage to Waterscape property caused by your pet and that you will need to pay all costs of any repairs or replacements..