

UNION HILLS CONDOMINIUM UNIT OWNERS ASSOCIATION

DOG POLICY

WHEREAS, Article 6, Section 6.3 of the Union Hills Condominium Unit Owners Association (“Association”) provides that, “[t]he Board of Directors, from time to time...may adopt, amend, and repeal rules and regulations” and;

WHEREAS, the Board of Directors has determined that it is a safety hazard to allow dangerous dog breeds within the community; and

WHEREAS, the Board of Directors has determined that it is in the best interest of the Association to clarify and confirm the definition of a Dangerous Dog; and

WHEREAS, the Board of Directors has determined that regardless of breed, it is in the best interest of the Association to restrict the size of the dogs that are permitted to be present in the community; and

NOW THEREFORE, BE IT RESOLVED that the Association hereby adopts the following policy pertaining to Dangerous Dogs and the size of dogs:

EFFECTIVE OCTOBER 1, 2015

- I. Any dog, regardless of breed, is considered potentially dangerous if, when unprovoked, it has inflicted injury, bitten, maimed, or killed a person and/or has inflicted injury, bitten, maimed, or killed another domestic animal. The Board of Directors may also consider a dog potentially dangerous if the dog is found off-leash and/or unsupervised in the common area on two or more occasions.
- II. The following dog breeds are not permitted in the Association: **Pit Bull Mixes; American Pit Bull Terrier; Cane Corso; Perro de Presa Canario; Neopolitan Mastiff**. The Board reserves the right to expand the breed list as necessary. **Wolf-Hybrids** are also not permitted in in the Association.
- III. The following dog breeds are considered a greater liability risk, and owners must meet certain basic conditions: **Rottweiler, American Staffordshire Terrier, German Shepherds, Boxers, Bulldogs, Husky-type, Malamute, Doberman, Chow-Chow, Saint Bernard, Great Dane, Akita, and Mastiffs**.
- IV. Owners of the above-listed dog breeds must:

- Be at least 21 years of age
 - Maintain at least \$100,000 in liability insurance
 - Utilize a six foot or less leash and muzzle on the dog when in the common area
- V. Potentially dangerous dogs that already reside in the community as of October 1, 2015 are grandfathered. If they die, they may not be replaced with another potentially dangerous dog.
- VI. No dogs that exceed the weight of forty (40) pounds shall be permitted to be present anywhere within the community. The Board may make exceptions for disabled persons, on the presentation of appropriate documentation. Dogs that exceed this weight restriction that already reside in the community as of October 1, 2015, are grandfathered in. When the grandfathered dog dies, the resident may not replace the dog with one that violates this rule.
- VII. All dog owners, regardless of breed or size, must follow the law in Maricopa County and the State of Arizona, including leash laws. All owners must register their dogs with Maricopa County when required. The Association has a 'no tolerance' policy towards animal cruelty.

DANGEROUS DOG MONETARY PENALTY

- I. Effective October 1, 2015; there will be a \$250.00 fine imposed if a resident fails to remove a potentially dangerous dog as requested in a notice to that resident.
- II. Further, if the resident continues to fail to remove a potentially dangerous dog as requested an additional fine of \$500.00 will be imposed.

Adopted by the Board of Directors on September 28, 2015