

Tregaron Ridge Owners' Association
Pet Waste Policy
May 2013

Existing Rule: All pet waste must be disposed of properly, and must not be left in Common Areas or Limited Common Areas. Owners and Residents will be liable for the cost of pet waste clean-up services as contracted by the Association.

Newly Adopted Policy:

1. Consistent with our standard policy of enforcing Association rules, first time violations will result in a warning letter. A second violation will result in a \$25 fine assessed against the unit of the offending resident.

2. In addition to a \$50 fine, a third violation will require the pet owner to provide a DNA sample of their pet. The DNA collection process includes a swab from the pet's mouth performed by the pet owner and observed by a representative of the Association. The Association is responsible for providing the DNA collection kit and the expense of the DNA analysis. If the pet owner refuses to provide a DNA sample of their pet, the Association will provide written notice to the unit owner requiring permanent removal of the pet from the Property within ten (10) days, in accordance with Section 6.01(d) of the Bylaws.

3. Subsequent findings of pet waste that are believed to be from a registered pet will be sent for DNA analysis. If the waste is a DNA match to a registered pet, the unit will be assessed for the DNA analysis expense in addition to a fine \$50 greater than the previous fine (i.e. \$100 for a 4th violation).

4. If a unit owner disputes a first or second violation, the owner may request DNA analysis. DNA will be collected from the pet and will be analyzed with the pet waste. If the pet and waste are a DNA match, the unit will be assessed for the DNA analysis expense in addition to any assessed fine.