

LEISURE WORLD OF VIRGINIA COMMUNITY ASSOCIATION POLICY RESOLUTION #13

WHEREAS the Leisure World of Virginia Community Association Board of Directors may adopt policies, rules and regulations concerning the common areas of Leisure World, and

WHEREAS each condominium association is responsible for promulgating such policies, rules, and regulations within the footprint of the condominium building(s) and

WHEREAS the Public Offering Statements of the various condominiums contained some general rules on pets on common areas, and

WHEREAS the LWCA Board of Directors believes more specific guidance is needed, now

THEREFORE the following policy is adopted:

—Laws and Ordinances. All pet owners are subject to the laws and ordinances of Loudoun County regarding pets — i.e., licensing, vaccinations, leash laws, curbing, etc.

—Primary areas to be used for "periods of relief are the natural areas adjacent to the walking paths behind each residential building that are not landscaped (landscape is defined as areas that are planted with turf grass, bushes and flowers.) However, the Magnolias allows the rear of their buildings as a pet relief area for the use of all Leisure World pet owners and their guests. Please refer to the attached community map showing approved pet relief areas. Animals are not permitted to relieve themselves in close proximity to or in the garden plots. If light conditions, or weather conditions such as rain or snow, prevent using the designated areas, other areas in the rear of the buildings may be used. Common sense should prevail in such cases as to where animals are permitted to relieve themselves. Owner/handlers are responsible for promptly picking up after their pets and disposing of the material in designated containers.

—Exclusion Areas: Excepting those periods when the Clubhouse is being used as an emergency evacuation shelter, pets are restricted from being inside the Clubhouse, the patio areas of the Clubhouse, and the park and landscaped grounds of the Clubhouse.

-Cleanup. Owners are responsible for promptly picking up after their pets and disposing of the material in the designated containers.

—Open areas. All other common areas within Leisure World (sidewalks, roadways, parking lots) are available for walking pets provided the owner is not using these areas as the primary area for periods of relief. Should accidents occur, the owner must promptly clean up after the animal.

—Restricted areas. Owners should not congregate around areas of entrance/egress of buildings where others must pass since most animals have a tendency "to be friendly" and approach other residents who may not wish such attention.

—Tethering. Pets may not be leashed to any stationary object on the common elements nor should they be left unattended in any vehicle or anywhere outside the resident's unit.

—Responsibility. Pet owners are responsible for any damage, injury or disturbance caused by their pets while on common area property.

—License. Pets must display a valid license on a collar.

—Visitors. Residents are responsible for the behavior of any visiting animal.

—Problems. Residents experiencing a pet-related problem should attempt to reach a solution with the pet's owner in a courteous and helpful manner. If such attempts fail, the residents should file a written complaint with the L WVCA Office. The complaint should identify the pet, describe the problem, and give dates and times of disturbances as well as a brief description of informal attempts to solve the problem.

-Exception. Service dogs are excluded from the provisions contained herein except that the animal must be maintained in such a manner as to meet the safety and sanitary standards that apply to other dogs within the community.

Date Adopted: October 8, 2003

Date Amendments to Board: July 12, 2006

Date Amended Resolution Adopted: July 12, 2006

Date Amended Resolution Adopted - December 6, 2006



Community Pet Map Ledger
Pet Relief Paths
Pet Relief Areas
Restricted Garden Areas

12/06

