



Pet Policy

Policy Objective

Not everyone is comfortable with animals in their personal space – some people are afraid of dogs and some people are allergic to cats and/or dogs. In fairness to pet owners it is important to put in place the Covenants regarding pets in order that all Community Members and their pets are treated fairly.

Agreements

Dogs

1. Dog should be leashed at all times in all common areas unless otherwise specified (i.e. future dog park.) Dogs may be off-leash during training sessions so long as they are not bothering others.
2. Owner is responsible for immediately cleaning up solid waste in **all areas** (including owner's yard) and depositing such in the appropriate containers.
3. Owners are encouraged to keep their dog from urinating in neighbors' yards or on the Common House grounds, and to be respectful of other landscaping.
4. Owner is responsible for supervising a dog's overall behavior and preventing unwelcome contact with the neighbors.
5. If the back yard is fenced, it is acceptable for the dog to be outside but must be monitored as to noise and encroaching on neighbors.
6. All dogs will be indoors at night.
7. We request that adult dogs be spayed or neutered.
8. Dogs must be kept up to date on rabies vaccines and preventative treatments. (See Addendum.)

Cats:

1. Cats should be kept indoors unless on a leash or in contained area in the yard.
2. Current outdoor cats will be allowed outside until their passing.
Note: Rental homes and resale homes can not have outdoor cats.
3. All cats will be indoors at night.

4. Owner is responsible for supervising a cat's overall behavior and preventing unwelcome contact with the neighbors.
5. We request that cats be spayed or neutered according to standard veterinary practices.
6. Cats must be kept up to date on rabies vaccines and preventative treatments. (See Addendum.)

Other considerations

1. Suggested number of pets* per household: three, with exceptions to be approved by the HOA Board or their representatives.
2. Pet owners to take full responsibility, including financial, for the well being for their pet(s)
3. Pet owners are responsible for repairing any damage caused by their pets.)
4. Pet owners agree to abide by both Durham City and County requirements:

Durham County codes of ordinances chapter on Animals:

<https://www.dconc.gov/home/showdocument?id=18444>

Durham County Sheriff (leash law)

<http://www.durhamsheriff.com/services/animal-services/leash-law-tethering-ordinance>

Durham's noise ordinance:

<http://www.nonoise.org/lawlib/cities/ordinances/Durham,%20North%20Carolina.pdf>

5. Guests may bring their pet as long as they abide by this policy.
6. Pet food cannot be left outside – it attracts unwanted animals (opossums, raccoons, rodents and coyotes.)

* Pets are defined as domestic dogs and cats, fish, and small caged animals – those that are allowed by the County of Durham (see link to the web site above.)

Disputes: This should be discussed between the individual Community Members and if unable to come to an agreement, the issue will be referred to the HOA Board or their representatives to help work towards an agreement between Community Members.

Policy Details

- Distributed:
- Presented at Community Review Meeting 10/29/19
- Presented by: Julia Salter
- Policy Adopted by Consent:

Addendum

For the health of all animals and humans in the Village Hearth Community, the recommended Core Vaccines by the American Veterinary Association will be required of all animals which come into contact with other animals and people.

Note: Pet owners are permitted to follow their vet's recommendations as to vaccines when they are contraindicated. The owner of said pet should take extra care not to let the pet come into contact with other pets and will notify the Community that their pet is not currently vaccinated.

Recommended Core Canine Vaccines and Treatments

1. Rabies

2. Distemper: including

- **Distemper:** A widespread and often fatal disease, which can cause vomiting, diarrhea, pneumonia and potentially brain damage.
- **Adenovirus** (Types 1 and 2): The cause of infectious hepatitis and respiratory infection.
- **Parainfluenza:** Part of the kennel cough complex. It is often a mild respiratory infection but can be more severe in puppies or debilitated dogs.
- **Parvovirus:** A widespread and potentially fatal disease, which may cause severe vomiting and diarrhea. It is especially dangerous in young dogs and individuals susceptible to the effects of dehydration.

3. Leptospirosis

4. Bordetella

5. Parasite Control for Dogs

- **Prevention and Treatment:** Many of the "heartworm" preventatives eliminate intestinal parasites as well as heartworms.

6. Fleas

- **Prevention and Treatment:** Topical compounds or pill

Recommended Core and Non-Core Feline Vaccines and Treatments

1. Rabies Vaccine

2. Feline Distemper complex vaccine (FVRCP):

3. Non-Core Vaccines: Administered depending on potential exposure

- **Feline Leukemia:** All cats should be kept current on the Feline Leukemia vaccine. Because there is the potential for new cats being added to the group that have been exposed to Feline Leukemia there is an increased potential of Feline Leukemia being introduced into the population.

3. Parasites:

- **Internal:** Parasites: monthly comprehensive parasite control for all indoor/outdoor cats.
- **External:** Fleas, monthly flea control for all cats.