

Versailles H.O.A.

M. PETS

1. No animals may be raised, bred or kept in any unit except dogs (see paragraph M-8), cats, fish and birds inside birdcages. They may be kept as household pets within any unit provided that they are not kept, bred or raised for commercial purposes, in unreasonable quantities or sizes or in violation of the Association's Rules and Regulations.
2. For purposes of these pet rules, "unreasonable quantities" ordinarily means more than two (2) pets per unit; provided however, that the Board may determine that a reasonable number in any instance may be more or less.
3. For purposes of these pet rules, "unreasonable size" means a pet that (a) weighs more than fifteen (15) pounds, or (b) is taller than eighteen inches (18") at the shoulder.
4. The Board may prohibit maintenance of any animal that in the Board's reasonable determination constitutes a nuisance to any other resident.
5. No pets are allowed on the common area. If you are taking your pet for a walk, the pet must be carried through the common area until you are outside the Versailles boundary.
6. Any pet owner shall be liable to each and all remaining owners, their families, tenants, guests and invitees, for any unreasonable noise or damage to person or property caused by any animals brought or kept upon the Versailles community by such pet owner or by such pet owner's family, tenants or guests.
7. Pet owners shall clean up after their animals that used any portion of the Versailles community or public street abutting or visible from the Versailles community.
8. Pets are subject to a zero tolerance policy and are subject to monetary fines for the first violation without a warning letter from the Association.
9. Pet violations shall be assessed at the rate of \$200.00 for the first offense, \$400.00 for the second offense and \$500.00 for the third (not necessarily for the same type of offense). Third offense shall be conclusive evidence of the nuisance of the animal, which shall then be subject to removal from the community.
10. Prior to any dog being permitted in any unit, the owner must register their dog with the Association as well as providing proof of licensing with the City of Newport Beach, proof of current vaccinations, proof of insurance for liability for their dog.
11. The owner of any dog shall pay a \$500.00, per dog, pet deposit to the Association at the time of registration with the Association.
12. Service or therapy animals may be maintained only by the disabled individual.