

Pet and Animal Rules

Prior to 2012, dogs were not permitted within our community. Although currently permitted, considerations unique to our neighborhood lead us to advise prospective dog owners of the following:

Our streams, lakes and redwoods have evolved a sensitive ecosystem of which fish, squirrels, ducks and other birds are a part. We value highly the enhancement brought by these animals to our tranquil, bucolic environment. An incident in which a visiting dog killed a family of ducks illustrated a vulnerability we have to dogs within our refuge for other creatures. Also, our wood-frame construction makes us susceptible to noise issues, such as a dog barking. Moreover, sounds travel relatively unattenuated over the water of our lakes and pools. Please consider these factors when contemplating acquiring a dog.

Rules below are intended to fairly balance rights of pet owners with rights of homeowners to the peaceful enjoyment of their condominiums and our environment.

1. Nothing herein shall be interpreted to restrict owners from prohibiting any animals from occupying their respective units when renting or leasing units.
2. Owners with pets are subject to City of Mountain View Code of Ordinances Chapter 5 or successor.
3. Each unit is permitted a maximum of two dogs.
4. The following dog breeds are prohibited based upon insurance company actuarial records: Pit Bull, Rottweiler, Akita, Bernese, Canary Dog, Chow Chow, Doberman, Husky, Karelian Bear, Rhodesian Ridgeback, and Russo-European Laika.
5. A dog must have a current license, be spayed or neutered and wear a collar to which is attached its license tag and owner's contact information.
6. Dogs must be leashed at all times in the Common Areas of the association. Dog walkers must remain on the paved surfaces, except for the removal of dog waste. Unleashed dogs are subject to action by Animal Control. Dogs are excluded from the gated pond and pool areas, tennis courts, lawns, clubhouse, gazebo and laundry rooms.
7. Dog owners must immediately pick up their dog's waste in a plastic bag and tie the bag securely before disposing. Restricted common areas such as decks and patios are not exempt.
8. Domestic cats are permitted as long as they have been spayed or neutered.
9. Other small mammals, small birds, fish, reptiles or amphibians, not otherwise prohibited by city, county, or state law are allowed that do not exceed eighteen inches in the largest linear dimension and that are confined at all times within units, in cages, aquariums, or terrariums that do not exceed a combined volume of ten

cubic feet per household.

10. Breeding of animals for sale is prohibited.
11. Owners are responsible for the behavior and for any damage or nuisance caused by their pets or those of their guests. Pets may not infringe upon anyone's right to enjoy their home, personal property or the Common Area. Excessive barking or other noise will be considered a nuisance and is prohibited.
12. Pets must not be left unattended on decks or patios when no resident is at home.
13. The board may cause any animal to be removed from the property if it determines the animal represents a nuisance.
14. Food must not be left for animals anywhere outside one's unit. Residents should keep garbage bin lids closed to prevent access by animals and to keep odor nuisance to a minimum.
15. Pet owners shall indemnify the Association and hold it harmless against loss or liability of any kind arising from their pets.