



WESTERN MANAGEMENT ASSOC.

P.O. Box 9375 Salt Lake City Utah 84109 Email: service@westernmanagement.net

Memorandum

To: Homeowners of the Cottages at Sycamores HOA
From: Management
RE: Pet Care Problems
Date: March 25, 2024

Dear Homeowners:

Please be advised that we have several pet owners who are not cleaning up after their pet dogs immediately. Please be advised that the minimum fine per violation of this rule is \$100.00. Rule number 3 states the following:

3. *Animals, one (1) dog or one (1) cat shall be approved in the community. **Pets shall be maintained in a clean, healthful, and sanitary environment, so as not to become a nuisance to one's neighbors including excessive barking.** No animals, livestock, birds, reptiles, or poultry of any kind shall be raised, bred, or kept in any Unit or within the community. **All animals shall be corralled, tethered, on a leash or otherwise under the continual control of the owner, while in any common area of the community.** Any stray animal found running loose will be picked up by the Country animal control services and the owner will be fined in accordance with the Association fining schedule. **Each owner is required to pick up or clean up after their animals and properly dispose of all wastes, should their animals relieve themselves anywhere within the community. Homeowners not adhering to this requirement will be fined \$100.00 per violation.** Animal owners are fully responsible for any property damage or personal injury to others caused by their animals. Minimum fine \$100.00 for any pet violation.*

Please be advised that regular ongoing violation of the rules will result in increased fines be assessed to the homeowner. The association will appreciate your cooperation.