



Bears Crossing Homeowners Association
Official Pet Policy

Bears Crossing does not allow renters or guests of owners (unless an owner is present) to bring pets to Bears Crossing single family homes and condominiums. An exception may be requested only in the case of a long-term (i.e., 30 days or more) rental. Please call W&B Management at 802-464-5749 to discuss how to request an exception.

Bears Crossing owners who rent their unit are directly responsible for ensuring their tenants comply with this regulation. Bringing an unauthorized pet to Bears Crossing will result in a fine of \$200 per day, per pet. In addition, the Association may fine any owner whose guests violate other HOA rules, including pet rules, according to the fine schedule detailed in the Bears Crossing Homeowners Association Rules.

The Onsite Manager (or, in his absence, W&B Management) is empowered to authorize a fine when a pet has been deemed a nuisance or when a pet owner has been deemed neglectful. If the problem is not resolved after fair warning has been given to the pet owner, the fine will be charged to the UNIT OWNER.

Pet “nuisance” is defined as:

- Roaming unattended. Owners must be in full control of pets at all times and pets must be leashed;
- Frequent or incessant barking (howling, crying, etc.) during the day or at night;
- Blatantly aggressive behavior towards people or leashed animals.

Owner “neglect” is defined as:

- A pet owner who does not adhere to community “pooper-scooper” etiquette, and leaves his/her pet’s droppings anywhere in the community, including on lawns, roads, wooded paths, trails, walkways, etc.

A pet or owner may be “deemed” to be a problem as a result of:

1. Phone complaints filed by neighbors or residents, as logged by W&B Management office staff and answering service;
2. Verbal complaints made to the Onsite Manager;
3. Witnessing of a problem in person or via residential or community video monitoring footage by the Onsite Manager or, in his absence, other W&B Management Staff.

The following “fair warnings” will be given before the unit owner is fined:

1. Management will personally and verbally make the pet owner aware of the problem.
2. If the problem is not rectified quickly, the RENTAL AGENT and/or the UNIT OWNER (if he/she is not the pet owner) will then be called and made aware of the problem.

The unit owner is ultimately responsible for their tenants and the fines will be posted against the unit owner’s Master Association account, which means payment of the fine is subject to the Association’s approved Collections Policy.

***** Note: In the event of excessive nuisance or dangerous neglect, Bears Crossing will refer the matter to the West Dover Police and Animal Control Officials.***