



## Policy on Pets

The following policy has been adopted by the Board of Directors of Heritage Hills Home Owners Association, d/b/a Camelback Canyon Estates (the "Association") as a part of the rules of the Association pursuant to the provisions of A.R.S. Section 33-1803 of the Arizona Revised Statutes and the Articles of Incorporation, Bylaws, CC&Rs, Rules and Policies of the Association.

**The intent of this policy is to reduce the likelihood that pets negatively affect the well-being of residents, while at the same time not overly restricting pet owners and thereby reducing their enjoyment of pet ownership. We feel that the guidance below balances the desires of pet owners and other residents alike.**

**There are three principal ways that pets can affect neighbors. Here is the guidance for pet owners in each area:**

### 1. Physical Threat

- a. **The pet owner must have positive control of the animal while it is in common areas of the subdivision.**
- b. **This can be a traditional leash, electronic leash, or through verbal control of a trained animal. "Positive control" means the pet owner should have the capability to prevent the pet from approaching another resident, their pets or guests except with that resident's permission.**
- c. **No pet should run free in the subdivision, as this lacks positive control by the owner.**

### 2. Waste

- a. **The pet owner should clean up immediately any waste from streets, common areas and private yards. We encourage pet owners to carry plastic bags to prevent getting "surprised" midwalk.**

### 3. Noise:

- a. **Pet owners should prevent extended and continuous barking.**

Any questions involving this policy or any notice given hereunder may be addressed to the president of the Association or to the property manager, Cornerstone Properties, Inc., PO Box 62073, Phoenix, AZ 85082-2073.

A copy of this policy shall be mailed to all members of the Association by the property manager. This policy shall become effective as of December 21, 2015, (the "Effective Date") with respect to any violation which may occur on or after the Effective Date.

Any violation of CCE policies will result in the application of the Association's standard CCE HOA "Imposition and Enforcement of Fines Policy" (copy attached).

ADOPTED AND APPROVED by the Board of Directors, on the 21st day of December 2015.