

# *Elizabeth Heights Homeowner's Association*


Brighton Pt. Sandy Springs, GA 30328 (City Council District 2)

Michael R. Weber, President ■ Patrick Johnson, Treasurer ■ Susan Blaine, Recording Secretary

## **Dog Owner Rules/Responsibilities**

Elizabeth Heights HOA has been in existence since January 2006. The Board of Directors and it's Sub-Committee, along with Property Mgt, have been responsible for taking great strides in protecting our investments by improving and maintaining our Beautiful Landscape and other amenities, making our Community "*Second To None*" in Sandy Springs.

In order to uphold our standards, here are a few highlighted rules that apply to all that reside here as well as their visitors:

- 1) No more than two (2) Dogs per Unit/Home.**
- 2) All dogs must be leashed and under control at all times when outside your home. No violent actions from Dogs shall be tolerated.**
- 3) No dog may be left unattended or tied up in any Common Area or Limited Common Area, nor shall disturbance of the peace from the dog be tolerated.**
- 4) All fecal matter deposited by your dog **MUST** be picked up immediately.**
- 5) No dogs (or any kind of Pet) are permitted in either the Clubhouse or inside the Gated Pool Area.**
- 6) Observe the  sign. They are there to protect our Landscape and they apply to both you AND your pet. Please Be conscious of these signs while you are walking your dog(s), Thank You...**
- 7) Please Keep Yourself and Your Dogs off ALL GRASS AND FLOWER BEDS located in the FRONT of ALL Buildings. This includes BOTH sides of the 8 Unit "Garden", or "Flat Unit" Buildings, "Townhome" Style Buildings, as well as the Clubhouse.**

## **Dog Owner Responsibilities (continued)**

Let us remind all who may not be aware just what this Fine Schedule consists of for those who violate, in any combination thereof, the aforementioned Dog Rules:

**1<sup>st</sup> Offense:** A \$50 fine

**2<sup>nd</sup> Offense:** A \$100 fine

**3<sup>rd</sup> (and final) Offense:** A \$150 fine - And the owner of the dog must remove that dog from the property indefinitely within seven (7) days from the date of the 3<sup>rd</sup> Offense notice. If the dog is not removed at the deadline given, then steps by Property Mgt. will be taken to have the Fulton County's Sheriff Deputy and Animal Control arrive and remove the dog from the property.

This last part mentioned in the 3<sup>rd</sup> Offense is supported by page 17 of our Declarations-*Section 14.4 Use Restrictions. (f) Prohibition of Damage, Nuisance and Noise - h) Pets.*

In relationship to **Dog Rule #7 (Keeping Dogs off Grass areas, especially grass areas directly in front of people's homes)** some dog owners still consistently allow their dogs to pee in these grassy areas, which is **killing the grass**.

This Association cannot afford to constantly play "catch up", constantly repairing the grass only to have it ruined again.

Eighteen (18) Dog Designated Areas have been strategically established throughout the Community, and are identified with the following signage:



There are ample designated areas in the Community for your dog to "do their thing".

These designated areas DO NOT INCLUDE THE GRASSY AREAS THAT SURROUND THEM, **PERIOD.**

Even in these designated areas, Dog Owners are still responsible for picking up their Dog's "Poop" and placing it in one of eight (8) Dog Station Receptacles:



**NOTE: It is Paramount that this system is respected and practiced by ALL Dog Owners, Residents AND Visitors, in order to protect our investment.**