

### **III. Pets**

Restrictions on pets are created to eliminate nuisance to others and promote safety. CC&R requirements in section (7.6) (See Attachment A) require that only owners and tenants with a minimum lease term of one-year are allowed to have a pet at Hidden Valley. People who rent Hidden Valley Units without a minimum lease term of one-year (Short Term Renters) are not allowed to bring pets into any unit. The following rules governing pets, and pet owner behavior will be enforced by HVV Management.

#### **3.1 Forms**

Forms are required to correctly identify pets and enable management to communicate easily with owners and/or tenants who have pets and/or Service Animals at Hidden Valley:

- A. **Homeowner Pet Form**: This form is for Homeowners and Tenants with a minimum lease term of one-year only.
- B. **Service Dog Registration Form**: This form is for Guests with disabilities who require a Service Animal. It is to be submitted to management at least **48 hours prior** to the arrival of a disabled guest who requires a Service animal. See Attachment C: Service Dog Registration Form

#### **3.2 Service Animals**

According to the ADA; a service animal is defined as a dog that has been individually trained to do work or perform tasks for an individual with a disability. The task(s) performed by the dog must be directly related to the person's disability. Service Animals are allowed at Hidden Valley Village subject to reasonable regulations. Persons who own service animals and the owner supplying a unit in which a disabled person with a service animal are staying must sign and submit the required HVVOA Service Dog registration form to the on-site manager. It is a crime (misdemeanor) for someone to lie about whether his or her animal is a legitimate service animal (Penal Code Section 365.7).

#### **3.3 Support Animals**

As per AB 468, passed in California in September, 2021. Support animals are not entitled to the rights and privileges accorded by law to a guide, signal, or service dog. Support Animals are not allowed in Short term rental units at Hidden Valley Village Condominiums.

#### **3.4 Pets of Owners and Long Term Renters**

Unit owners and long term tenants with a minimum lease term of at least one year must submit a Pet Owners Form to management with the name and description of their pet and contact information. Long term tenants must submit a copy of their lease agreement to management along with their Pet Owners Form.

#### **3.5 Clean Up After Pet**

Those attending to pets are responsible for the immediate pick-up and proper disposal of their pet's leavings

### ***3.6 Pet Noise***

As judged by management, pet noise must be kept to a minimum to avoid becoming a pervasive nuisance. Dog owners **MUST BE IMMEDIATELY RESPONSIVE** to complaints about excessive barking or howling of dogs.

### ***3.7 Leash Law in Effect***

Mammoth Lakes Leash Laws will be enforced within the common areas. Loose dogs shall be reported to the Mammoth Lakes Animal Control for collection after a reasonable attempt has been made to contact the owner.

### ***3.8 Pets to be Under Control***

No person may allow his/her pet on Association property unless said pet is restrained by a substantial leash and is in the control of a person competent to restrain such pet. Pets must be kept a reasonable distance from those who request that an animal be kept away.

### ***3.9 Proof of Insurance***

Per the CC&R, all owners who have a pet (of any kind) in a unit, or who have tenants with a lease term who have a pet (of any kind) in a unit, must maintain a policy of liability insurance with coverage of at least one million dollars (\$1,000,000). A current copy of this insurance requirement must be provided to Management along with the HVV Pet Registration Form or the Service Dog Registration Form.