

**Hidden Wood West Condo Association**  
**Rules and Recommendations**  
**Section Number 4**  
**Pets and Other Animals**  
**Revised 2018**

**Community Goal**

It is the goal of the community to allow residents to keep domestic household pets providing these animals do not cause serious damage, health or safety issues or an unreasonable disturbance for residents or other pets.

Pet ownership is considered a responsibility, not a right.

Certified service animals are allowed by law. (Federal Fair Housing Act and Washington RCW 49.60)

**Declarations 10.8 (in Part)**

The board may at any time require the removal of any pet which it finds is disturbing other owners (residents) unreasonably and may exercise this authority for specific pets, even though other pets are permitted to remain. The owner of any pet in the condominium shall be responsible for any damage to person or property caused by the pet and shall indemnify and hold the Association and Board harmless from any and all liability arising from or caused by the pet.

**Rules**

1. Well behaved domestic household pets including dogs, cats, fish and birds are permitted to live in units. Non-poisonous reptiles, rodents and insects are allowed, but must be maintained in a secured environment. Exotic and farm animals are not permitted. Residents are limited to no more than 2 dogs and/ or cats combined.
2. Residents will be asked to provide the following information: Total number and names of pets, description of pets by color, gender and breed. (This will assist in returning lost pets to their owners.)
3. No animals of any kind shall be bred and raised on the property for commercial purposes. (Declarations Section 10.10)
4. All dogs and cats must be current with their required shots, be licensed and in compliance with all codes and rules required by the University Place City Ordinance, Pierce County Animal Control 6.03.01 H and Hidden Wood Declarations 10.8.
5. Owners shall clean up immediately after their pets, bagging and disposing of waste in an appropriate sanitary manner. (UP City Ordinance and Hidden Wood Declarations 10.8)
6. Pets must not be left unattended on decks, in closed vehicles or off leash while outside the units. Pets must not be left outside in the owner's absence. (Pierce County Animal Code 6.03.020 and Hidden Wood Declarations 10.8)

7. All pets, other than dogs, must be provided with litter boxes inside of units or garages. Residents are responsible to dispose of waste and litter in a sanitary manner. (City Ordinance)
8. No outside pet houses, pet runs, chains, crates or cages are allowed on decks, in limited common areas or common areas.
9. Pets must not be fed on outside decks or patios. Water dishes are allowed outside, unless they become an attraction to other animals.
10. Residents are allowed to pet sit for other people's pets.
11. Pets shall not be allowed outside of individual units, unless controlled and leashed by their owners. Leashed pets must only be walked on gravel paths, the side of the roadway, behind the tennis court, in the RV lot, behind the clubhouse area and within the limited common area of the resident's unit. (Declarations 10.8)
12. Residents that have female pets that are not spayed must be responsible to isolate their pets when they are in season (Title 6-603.010 G of the Pierce County Animal Control Code)

**Note: Veterinary Recommendations supported by the Association.**

1. All dogs and cats should be micro chipped and wear collars with pertinent emergency information and their license tags.
2. Dogs and cats must be spayed or neutered, unless being bred off the property.
3. All pets should be regularly treated for fleas, ticks and worms.

**Other Animals**

1. Bird baths and small fountains are permitted in a resident's limited common area, but must be monitored for mosquitoes and must not present a drowning danger for young children.
2. Residents must not set live traps or put out poison that may harm animals or serve as a danger to children or other humans. (Pierce County Animal Control code. 6.02.110)
3. It shall be unlawful for any person to shoot or discharge any firearm, air gun, or bow and arrow or to hunt any game animal, or to set traps for any animal within the city limits of University Place (excludes mice and rats) (City Ordinance 9.25.010)
4. Outside bird feeders can attract rodents and must be monitored to insure this does not happen. If feeders become a problem, the Association has the right to have them removed.
5. Residents must not feed feral, stray or wild animals. (excludes birds)
6. Residents must monitor vegetation, compost piles and all other potential habitats for unwanted creatures. These problem areas must be removed, if they are attracting insects and unwanted animals.

## **Rule History**

May 11, 2009, a draft was mailed to all residents and off site owners with the monthly progress report in April. The draft was reviewed by all those attending the May meeting. The majority of the draft was approved at the meeting. Changes were made and the final revision was approved at the annual meeting in 2009

Minor modification were made in 2011 and 2012

In 2015 the current revisions were made by a 3 member committee (Chris Martin, Janet Ungurs and Judie Bilderback Taylor) with input from community residents attending meetings in January and February. Copies of the revisions was mailed to all owners and residents with the annual meeting packet.

The final adoption by the board took place at the 2015 annual meeting in September and become effective 30 days following that meeting.

The rules were reviewed in 2018 at monthly meetings and approved at the 2018 Annual Meeting and became effective 30 days after.