

Southern Comfort Homeowners' Association
Directory of Policies, Procedures, and CC&Rs

VIII. Animals.

A. Numbers. Except as approved by the Association upon prior written application, no more than two (2) dogs or two (2) cats may be kept on any Lot. Livestock including but not limited to cows, pigs, sheep, roosters, chicks, or chickens shall not be kept on any Lot or on the Common Area.

B. Control. Lot Owners shall be responsible for all animals kept on their Lots, including those of their guests and invitees (including house-keepers, contractors, repairmen, landscape workers, service personnel, and other invitees). Without limiting the scope of Lot Owners' responsibilities, compliance will require the following:

1. All animals must be vaccinated and properly licensed with the proper government agency. Pets shall have a collar, rabies tag, and identification tag with owner's name, address, and phone number.

2. Dogs shall not be left outside unattended, or allowed to run at large, or allowed upon a Lot other than that of the dog owner. Dogs are to be walked accompanied by and under the control of their owner, who shall clean up immediately after his or her dog and dispose of the bagged waste in an appropriate manner.

3. Dogs which continually or repeatedly bark, whine or howl in an excessive manner or display aggression towards people or other animals, or damage property within the subdivision, may subject the owner to a fine or assessment until such conduct is corrected.

4. The Association may report any pet or animal for violation of applicable code provisions or regulations to the appropriate animal control authority for removal or other action.

Adopted by the Board of Directors: April 16, 2024