



POLICY – CONTROL OF PETS (DOGS & CATS) AT CROYDON VINEYARD ESTATE (CVE)

Purpose

To encourage neighbourliness and consideration amongst CVE members by promoting an acceptable standard of conduct in respect of homeowners keeping pets within the estate (not limited to their homes only).

Conduct falling short of CVE HOA’s Code of Conduct & the Local Authority’s Animal By-Laws

- 4.2.2 “Dogs shall not be allowed to roam in the common area of the estate” Homeowners are to ensure that their properties are adequately fenced to confine their pets (especially their dogs).
- 4.2.3 “Members / residents may walk their dogs in the common area provided they are under leash and / or effective personal control.” Homeowners / Dog owners to exercise their pets on a leash.
- 4.2.4 “No member / resident shall permit their dogs to foul the common area unless the excrement is immediately removed by the person accompanying the dogs.” Homeowners are required to “pick up” after their dogs.
- 4.2.8 “Dogs & Cats must wear identity tag, detailing the telephone number of the owner.”
- 4.3 “Members / residents shall ensure their pets do not cause a nuisance or disturbance within the common area or in the vicinity of the erf of any other resident.” Homeowners are to restrict their pets to the confines of their properties (when not being exercised).

Consequences

To be courteous, the CVE HOA will follow a proactive “disciplinary process” with it’s membership, the end result being fines or other.

<u>Offence</u>	<u>1st Offence</u>	<u>2nd Offence</u>	<u>3rd Offence</u>
Cats found with no identity Tag	Written Warning	R 500 Fine	R 1000
Dogs Roaming Free	Written Warning	R 500 Fine	R 1000
Dogs not being exercised on a leash	Written Warning	R 500 Fine	R 1000
Dog Bites Someone	R5 000		
Dog Poo not Picked Up	Written Warning	R 500 Fine	R 1000
4.5 “The Trustees shall have the right to prohibit, restrict, control the keeping of, or remove any pet which they regard as dangerous or a nuisance to other occupants of the estate.”			

Conclusion

This policy note is issued in the interests of promoting neighbourliness & consideration amongst CVE residents and tenants and to ensure that the CVE HOA apply fair practices to enhance the homeowner’s common interest.

CVE HOA Trustee Committee (September 2015)