



Dog Rules, Fees & Fines
December 1, 2023

The main reason for these rules is to give guidance for dog owners to be respectful of fellow owners and the beautiful grounds of The Woodlands. In addition, these rules also serve to keep owners' dogs from hurting other owners or other pets.

LEASH OR HARNESS

A lease is a strap or cord for restraining and guiding a dog. The leash cannot be more than six feet long and cannot be retractable type of lease. The leash must be linked from dog to owner at all times when owner and dog are on the grounds of The Woodlands. Using a harness is also acceptable. The owner likewise shall hold onto the harness at all times, unless the dog is in the dog runs. The grounds of the Woodlands include the area from the roadway entrance to the buildings.

ACCEPTABLE AREAS FOR PETS TO RELIEVE THEMSELVES.

The area outside the walk paths on the east and west sides of the Woodlands grounds is acceptable. The rocks on the north boundary and south of the path on the south boundary are not acceptable areas to relieve your dog. The fenced dog runs; the gravel space outside the garage man doors adjacent to the Commons (one for Spruce and Willow and one for Birch and Ponderosa.); and the gravel area by the entrance to the Woodlands are acceptable areas. Pets must be restrained from relieving themselves in the hallways, stairways, and elevators. Pets are not allowed in the Commons. The Commons area is defined by all carpeted areas – therefore an owner cannot take their dog to the mail room through the Commons.

DOG MAINTENANCE FEE

All dog owners are required to pay a yearly dog maintenance fee of \$100 for the first dog and \$50 for the second dog. This fee will be collected at the sale's closing for new owners. All current owners must pay their dog fee by July 1st of each year. This fee will cover maintenance expenses related to dogs. This yearly fee will be in a separate "Dog Maintenance" account. The Advisory Board will approve the release of funds from this bank account.

FINES

Owners shall first confront the pet owner regarding abuses of these pet rules. Should the abuse continue, the matter shall be reported to the Woodlands' manager and the manager shall contact the Woodlands Homeowners Advisory Board to apply appropriate fines. There are now 34 cameras that cover all of the Woodland grounds and will be used as evidence for non-compliance with these rules. In addition, a written statement from an owner will serve as adequate evidence of wrongdoing.

Pet owners found not abiding by the above rules will be fined. These rules are not substantially changed; therefore, this revised document serves as a warning. Future offenses will be fined. The first offense will constitute a \$100 dollar fine, 2nd offense will constitute a \$250 fine, and 3rd offense will result in a \$500 fine. These fines will be collected using the successful methods followed by other HOAs in the Flathead Valley.

GUESTS

Guests of owners bring their pets or guests taking care of owners' pets, must be made aware of the rules. When a guest does not abide by the rules, fines will be issued to the Woodlands Owner.

All pets at the Woodlands must be registered with the County and have shots and vaccinations current.