

Homes Association of Cedar Hills

Board Policy

Dog Runs

Goals:

1. Association policy will be consistent with Washington County Animal Services Code (<http://www.co.washington.or.us/HHS/AnimalServices/index.cfm>) but may in parts be more restrictive.
 2. Locations will only be approved that limit visual impacts of the dog run from the streets and adjacent homes.
 3. Locations may be approved that show consideration to maintain or allows access to required setbacks, and easements for landscaping and/or maintenance purposes.
 4. Locations will be selected that limit impact and odors on neighboring properties by placing dog runs in appropriate areas on the property.
 5. A dog run will not be placed in any part of a yard that would prevent access to the back of the house for emergency services personnel, etc. Access will not require going through the dog run.
 6. The dog run is only to be used as a temporary space for dogs to safely run/play in and will not be used as a 24/7 accommodation. The run is not a kennel and will not be used to “board” dogs.
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Policy:

***Not** all properties may have a location that meets the requirements of this policy.

Non-Commercial: The Restrictions prohibit raising or breeding of dogs for commercial purposes or in unreasonable numbers (Article III B). The Association limits the number of dogs located on a property to four (4).

Number: Properties will be limited to one (1) dog run not to exceed six (6) feet tall (or below the adjacent fence line, whichever is shorter) regardless of the total square footage (ground area) of the run. The square footage will be appropriate for the size of dog(s) being kept in the run. Dog runs will be reviewed on a case by case basis depending upon considerations such as lot size, placement, etc.

Setbacks: Dog runs will not be located in front of any portion of the home. Any proposed locations within the required yard setback or five (5) foot Association easement (whichever is more restrictive) on all property lines will be reviewed on a case by case basis.

Placement: Dog runs shall only be located in portions of the yard that can be fenced under current Board Policy and Restrictions. The fence is to be as tall as or taller than the dog run and will act as a full screen between the dog run and the street. The fence will be sight obscuring.

Owner’s Responsibility: The dog run is to be maintained and cleaned so that no odor impinges upon neighbors. Further, animals are not to be allowed to create an annoyance for the neighbors:

<http://www.co.washington.or.us/HHS/AnimalServices/AnimalControl/laws-to-know.cfm>

“The County code states that a continuous annoyance is any repeated barking, whining, screeching, howling, or other sounds caused by a dog or dogs heard beyond the boundary of the dog owner's property. If a dog is allowed to be a continuous annoyance for more than 5 minutes out of any 15 minute interval, that may be considered a violation of County code.”

Design: The dog run will have adequate shelter and structure sufficient to protect a dog or dogs from wind, rain, snow, or sun and will be maintained to protect the dog(s) from physical injury. The Oregon Humane Society: Oregon Animal Cruelty Laws Handbook provides a definition of adequate shelter on pages 10-11:

<http://www.co.washington.or.us/HHS/AnimalServices/AnimalControl/upload/2014-OR-Animal-Law-Book.pdf>

If a roof (built from standard materials) is not used over at least part of the run, a “dog house” or houses will be allowed within the run appropriate for the number of dogs and the size of the run. For this policy a dog “house” is defined as an enclosure designed for the dog to lie in.

Association Permit: A building permit issued by the Association will be required prior to the installation of any dog run. The permit will be submitted with a drawing that shows the location and orientation of the house within the Plat and include:

- House dimensions
- Dimensions of area where the dog run will be placed
- Location and size of the proposed dog run
- Location of any fencing, walkways, etc
- Location of the neighboring homes

The permit will include information about the dog(s):

- Breed
- Approximate Weight (size)
- Number of dogs

Permit Revocation: Approval of a dog run on a property may be revoked if the Association receives complaints regarding the dog(s) or the maintenance (neat and attractive) of the dog run. In the event that a complaint is received by the Association, a letter notifying the owner of the complaint and the alleged problem will be sent. The owner is given 14 days to correct the problem. If the problem is not corrected a letter will be sent to the owner revoking the permit and requiring the removal of the dog run within 14 days of the date of the letter.

An owner found to be breeding animals commercially with the intent to sell the puppies in violation of the Restrictions shall have any permit issued for a dog run immediately revoked and a letter will be sent that requires the removal of the dog run within 14 days from the date of the letter. Failure to remove the dog run will result in daily fines and/or legal action.

Adopted by Board of Directors, Mark Swan, President
Homes Association of Cedar Hills,
Amended October 11, 2016