

DOG CONTROL POLICY RULES FOR RIVERWOODS AT NEW HOPE

SOBE'S LAW

As background, it should be noted that a tragically fatal and vicious dog-on-dog attack in August 2015 is what has given rise to these rules: the dog that was killed was named "Sobe".

In addition to State, County and Borough of New Hope Dog Control Ordinances and resulting penalties, Riverwoods at New Hope ("Association") has established the following Dog Control Policy.

Any violation of this Dog Control Policy may result in fines or other sanctions imposed by the Executive Board ("Board"), proportional to the seriousness and history of the violation(s), and in line with the Association's existing enforcement procedures. In addition, the Board, in its discretion, may require an offending dog to be removed from the community or take such other actions as set forth in a written notice to the owner of the offending dog.

The Board shall not be responsible for patrolling the Association or otherwise uncovering violations of this Dog Control Policy. It must rely solely on reports and follow-up information from Unit Owners and residents. Only if everyone participates and actively reports any violations will this Dog Control Policy be meaningful and enforceable.

Definitions

Capitalized terms shall have the definition set forth in the Declaration unless otherwise noted.

(Taken from PA Dog Law):

Dangerous Dog: A dog has done any of the following:

- (i) Inflicted severe injury on a human being without provocation on public or private property.**
- (ii) Killed or inflicted severe injury on a domestic animal, dog or cat without provocation while off the owner's property.**
- (iii) Attacked a human being without provocation.**
- (iv) Been used in the commission of a crime.**

(2) The dog has either or both of the following:

- (i) A history of attacking human beings and/or domestic animals, dogs or cats without provocation.**

(ii) A propensity to attack human beings and/or domestic animals, dogs or cats without provocation. A propensity to attack may be proven by a single incident of the conduct described in paragraph (1)(i), (ii), (iii) or (iv).

1. All dogs residing within or brought to the Association shall be properly controlled, carried or leashed and must be under the control and supervision of the dog-owner or designee at all times. All dogs must be leashed (with a hard leash not an extendible leash) when outside except within private fenced-in areas.
2. All dogs residing within or brought to the Association shall NOT be left unattended or leashed to or otherwise secured to any stationary object at any time, except within fenced-in private lot areas.
3. All dogs residing within or brought to the Association shall be properly licensed and registered with the County of Bucks in accordance with applicable law. All dogs residing within or brought to the Association shall be properly inoculated, including with specificity, rabies, parvo and distemper. Upon request of the Association following a written complaint, dog owners shall provide proof of inoculation from a licensed veterinarian.
4. It is the absolute duty of all dog owners or designees to remove animal waste (excrement) deposited on any lot or Common Area by the dog. Waste must be sealed in plastic bags and deposited in the Unit's refuse container. No dog waste is to be stored outside of the Unit until trash day unless in a proper trash container secured by a lid. Furthermore, disposal of waste on any open area, Common Area or on another resident's property is strictly prohibited.
5. All dogs residing within or brought to the Association shall NOT be permitted to become a nuisance or annoyance to any other resident or Unit Owner within the Association.
6. Any incident involving a dog bite sustained by a human or another animal, within the bounds of the Association, shall be immediately reported to the State Dog Warden as mandated by the Pennsylvania Dog Law (3 P.S. Section 459-505-A(e)) and to the Association Management Office. Contact information for the New Hope Police is 215-862-3033 (non-emergency) or 911 (emergency - if physical injury has occurred) to report the incident, Riverwoods at New Hope may be contacted through Continental Property Management at 215-343-1550.
7. Any dog designated as a "dangerous dog" by law (3 P.S. Section 459-502-A(a.1)), or by the Board in accordance with this Dog Control Policy, shall be leashed, properly physically restrained by the dog owner, and, if necessary, muzzled to prevent it from biting any person or animal or otherwise destroying property.
8. Any dog designated as a "dangerous dog" by law (3 P.S. Section 459-502-A(a.1)), or by the Board in accordance with this Dog Control Policy, which inflicts a subsequent bite or attack on another animal or a human being, shall be permanently removed from the Community.

9. The Board reserves the right to levy fines for violation of the foregoing Dog Control Policy, and/or cause any animal determined to be dangerous or to constitute a nuisance to be permanently removed from the Association by any legal means.
10. Any damage, injury, liability and cost incurred by the Association as a result of a dog owner's failure to comply with this Dog Control Policy, including court costs and attorney's fees, shall be the responsibility of the Owner of the Unit in which the dog resides, or the Owner of the Unit to which the dog is brought.