

ELKO LAKE PROPERTY OWNERS ASSOCIATION

Dog Leash Rules

The Elko Lake Board has received numerous complaints concerning dogs off leash in the Common Area.

Dogs not under their owners' direct control pose a risk of injury to other members, and/or the risk of property damage, for which the dog's owner is responsible. In addition, claims can also be brought against the Property Owners Association if it is shown there was a lack of enforcement of a leash rule. As a result, dogs off leash when not on their owner's property are a ***concern for every member of the association.***

The purpose of this letter is to ensure all property owners and their guests are aware of and follow the Association's rules concerning dogs in the common area.

1. Dogs must be on a leash at all times when they are not on the owner's property.
2. Dogs on the roads and in the Common Area must be under the direct control of their owner at all times, and on a leash no longer than 6 feet. This leash length requirement is common throughout New York state, it helps reduce the risks of potential bites and/or property damage, and it is respectful of those who may be afraid of or allergic to dogs.
3. Those who allow their dogs off leash will be personally contacted and warned that they are in violation; they will be informed of the specific provision of the Declaration, Bylaws, Rules, and/or Regulations that have been violated; and be given a specific date for compliance.
4. Should the Board receive a second complaint of an unleashed dog, a letter will be sent from the Board and a \$50.00 fine will be levied. If complaints continue after the \$50.00 fine is levied, a second fine will be levied in the amount of \$100.00. Additional fines of \$100 will be levied for each subsequent complaint received. At the discretion of the Board of Directors, the fine amount levied per the third and additional violations may be increased should the condition(s) not be properly addressed and the complaints continue.
5. Fines must be paid within 30 calendar days of the date on the letter, which levies the fine. If the fine is not paid within 30 days, the fine will increase to \$10 per day until the total levied fine balance is paid. Once the level of the delinquent fine balance exceeds \$1000, the Association may undertake legal action to collect the unpaid balance/put a lien on the property. The property owner will be responsible for all costs associated with the collection of the unpaid balance including attorney fees.

Following these rules will keep our common area a welcoming and safe environment for all of us.