



Canyon Beach Resort Pet Leash Policy.

The purpose of this letter is to ensure all residents and property owners are aware that Canyon Beach Resort intends to vigorously enforce the provisions of our Guidelines registered on the Canyon Beach Properties Ltd. titled land that address pets not leashed and found off their owner's property.

The Canyon Beach Properties Ltd. Architectural Control and Building and Development Guidelines Section G Page 8 states in part "Each owner must see to it that all pets are kept on the owner's property unless leashed. No pets shall be permitted to roam the property and the Developer may have strays and pets not leashed and are found off their owner's lot picked up by governmental authorities."

The Developer plans to utilize the Enforcement Procedures for these Guidelines to address violations. The procedure that will be specifically used to address violations of the Pet Policy Guidelines as it relates to pets is listed below:

1. The offending lot owner will be sent a warning letter from the Developer identifying the nature of the violation; referencing the specific provision of the Declaration, Bylaws, Rules, and/or Regulations that has been violated; and giving a specific date for compliance.
2. Should complaints continue, a second letter will be sent from the Developer advising the lot owner that a fine of \$250.00 has been levied. If complaints continue after the \$250.00 fine is levied, additional fines will be levied for each such subsequent complaint received and at the discretion of the Developer, the fine amount levied per the additional violations may be increased should the condition(s) not be properly addressed and the complaints continue.

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 \$100 per day until the total levied fine balance is paid. The Developer may undertake legal action to collect the unpaid balance. The property owner will be responsible for all costs associated with the collection of the unpaid balance including attorney fees.

Additionally; this policy also applies to any pets brought onto the Development by your guests and/or contractors. It is the property owners' responsibility for ensuring these companies or persons are aware and adhere to these policies. You will be held legally and financially responsible for any failure of your guests or contractors to adhere to this policy.

The Developer trusts that going forward all pet owners within Canyon Beach Resort will be good neighbors and keep their pet(s) on their property unless leashed.