



Pet Owner's Responsibilities

Belsera Community Handbook (condensed from CC&R's):

RESPONSIBILITIES FOR PETS:

1. Usual and ordinary small domestic dogs, cats, fish, birds (inside bird cages) may be kept within the residence provided that they are not kept, bred, or raised for commercial purposes. Nor is it permitted to keep, breed, or raise them in unreasonable quantities or sizes. "Unreasonable quantities" shall ordinarily mean more than two (2) pets per residence. Household pets are permitted, provided that they do not, in the sole determination of the Board, constitute a nuisance or annoyance to residents of the Association.
2. All dogs and cats kept within the complex shall have a current license and name tag. Loose, unattended dogs, cats, or other animals without license or name tag shall be reported to the San Diego Police Department Animal Control Division for pickup.
3. Any litter deposited by pets on lawns, sidewalks, paths, or other Common Areas must be removed immediately by the Owner of the animal involved. Any damage caused by an animal shall be repaired or replaced at the Owner's expense. This includes, but is not limited to, grass and plant damage; stucco staining, claw mark damages, etc. Please do not allow animals to urinate or defecate on your neighbor's grass or Common Area grass.
4. Dogs or other pets shall not be allowed on any Common Area property, except as may be permitted by rules adopted by the Board. No dogs or cats are to be tied to trees, stakes, or any exterior building structure (for the safety of the animal – there are coyotes around and this is "bait" to them).
5. Owners are responsible and liable for any personal injury or property damage caused by their pets. If the pet owner is a tenant, the Owner of the Unit may be held liable. Dogs must not be left unattended on balconies.
6. Residents who are threatened by a loose unattended animal are urged to first contact their neighbor, and if unsuccessful, to report it to the management company, or Animal Control Department. When reporting, please provide the breed, color, time, and location of the occurrence, and the Owner's name and address, if known. Legal action may be taken against Owners of pets that endanger the wellbeing of others. The Board reserves the right to expel or control any pet that is threatening or endangers other residents.
7. Dogs that bark excessively and any animal that causes disturbances should also be reported. Notices and fines will be made against Owners of pets that make excessive noise or cause disturbances.
8. No structure for the housing or confinement of any animal or bird shall be maintained so as not to be visible from neighboring property. Pet insurance may be required by the Board of any pet Owner as a condition to permitting any pet within the Property if identified as a threat to other residents.