

Spring Creek Ranch Homeowners Association Policy Statement Regarding Dogs at Spring Creek

The Spring Creek Ranch Covenants, Conditions and Restrictions are binding on all residents, and guests and that document states in part that dogs are not permitted on Spring Creek Ranch property. This prohibition was mandated in the ordinance by Teton County when it approved the Spring Creek Ranch subdivision in order to protect and preserve wildlife in the area.

There are, however, certain exceptions.

Federal laws and regulations require that both Service Animals as well as Emotional Support Animals must be allowed at Spring Creek Ranch as elsewhere. These laws and regulations override the CC&R's as well as local ordinances and must be obeyed.

The presence of dogs serving as Service Animals or Emotional Support Animals, however, can be subject to reasonable behavioral controls. Accordingly, the Board of the HOA has adopted the following provisions:

1. All Service Dogs and Emotional Support Dogs ("Permitted Dogs") must be accompanied by their owners in close proximity when outside their personal residence. All Permitted Dogs must be on a leash or otherwise be under its owner's full control at all times. All Permitted Dogs must be on a leash when not in/on the owner's own property unless this would interfere with the animal's tasks or the individual's disability prevents using this device (such as a seeing eye dog.)
2. Owners must pick up solid animal waste immediately and dispose of it properly in a sealed plastic bag or container.
3. Permitted Dogs must not engage in disruptive behavior. This includes barking, aggressive behavior toward other persons or animals, property damage (i.e. digging), etc.
4. Permitted Dog owners are encouraged to be discreet when walking their animals outside by staying in close proximity to their homes or choosing locations not frequented by other residents.
5. Owners of individual homes are encouraged to confine Permitted Dogs to their own property and/or take them off the butte for walks.
6. Owners of townhomes are encouraged to retain Permitted Dogs within the land area of their unit and the common areas applicable to their own subdivision. Further they must cover up any urine stains left in the snow as well as complying with regulation 2. Preferably townhome owners should take their dogs for walks off the butte as well.
7. Permitted Dogs shall not be allowed in any place that would potentially create a health hazard such as in a swimming pool.
8. Contractors are not allowed to bring dogs to Spring Creek Ranch in any circumstance.
9. Emotional Support Dogs must be registered with Spring Creek HOA management by submitting emotional support documentation on forms as required by American, Delta or United Airlines or similar written evidence prior to arrival. Documents must be no more than 1 year old.

10. Owners of Service Dogs must submit a written statement prior to arrival affirming that their dog is a Service Dog and describing the functions that their Service Dog has been trained to provide.
11. Violations of these regulations will result in fines of \$250 for each incident (i.e. one pile of dog poop = 1 incident, 2 piles of dog poop = 2 incidents, etc.) These fines will be assessed to the property owners involved. Property owners will be held responsible for the actions of their renters, guests and agents.
12. Residents should practice tolerance toward Permitted Dogs, but if a cause for complaint arises Spring Creek HOA management should be notified in order that fines can be properly assessed by the HOA if appropriate. In addition, complaints may be directed to the Animal Control Officer of the Teton County Sheriff. [307-733-2331] Confrontations with Permitted Dog owners should be avoided.
13. Wyoming Statute § 35-13-203(b) provides that any person who knowingly and intentionally misrepresents that an animal is a service animal or emotional support animal to obtain access to public facilities may be guilty of a misdemeanor and fined.

Adherence to these provisions should facilitate the peaceful enjoyment of Spring Creek Ranch by all residents.

Adopted by the SCR HOA Board of Directors effective April 15, 2020