

Harbor Point Owners Association (HPOA)

Nuisance and/or Unrestrained Dog Policy(Revised May 1, 2022)

Any uncontrolled dog can become a safety issue to pedestrians, golf carts, cyclists, or to anyone using the roads and common areas in Harbor Point Subdivision. Recognizing that any dog breed, large or small, when unrestrained can become a nuisance to the community, the HPOA Board of Directors hereby adopts the following Nuisance and/or Unrestrained Dog Policy:

This Dog Policy shall apply to all HPOA property owners. Property owners shall be responsible for all fines levied due to any and all dog violations originating from the property owner's property. This includes but is not limited to dogs possessed by or in the care of the property owner, renters, and/or visitors. In ALL cases, the property owner is ultimately responsible.

All dogs shall be restricted to their respective properties. Owners, renters, and visitors will take all reasonable precautions to ensure that their dogs stay on their respective properties and do not wander off property. Reasonable precautions include, but are not limited to fences, runners, or leashes (whether electronic or otherwise). Exceptions to the "on property" rule shall be for walking, exercising, or transporting the dogs off property; the dogs shall be leashed or otherwise restrained during such activities.

If, through compelling evidence of behavior as judged by the Dog/Animal Control Committee, a dog becomes a concern of public safety, legal actions may be taken via the courts or law enforcement to have that dog permanently removed from Harbor Point Subdivision. Compelling evidence shall be clear identifying photos, signed witness statements, or the like, that a reasonable person would find convincing.

Texas Property Code Title 11 Chapter 209, Sec. 209.006 considers violations like loose dogs as of a "curable nature" and will be processed accordingly. A certified letter (notice) will be mailed to the Property owner explaining the violation, the evidence, the property owner's rights including appeal rights, and the length of time to cure the violation. The notice will be in effect for a period of 6 months. Any further violations during that time will be considered an additional violation and subject to fines and/or suspension to use HPOA common areas, i.e., swimming pool, dumpsters, parks and dock.

1st Offense: Certified Letter (Notice) to OWNER with copy of Policy and stating evidence

2nd Offense: \$25.00 fine and Certified Notice to OWNER

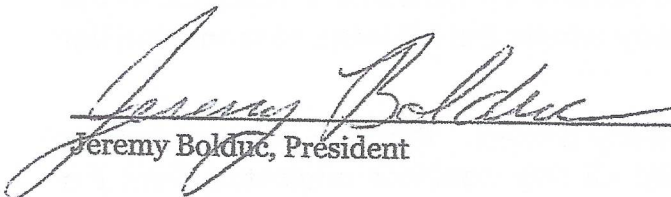
3rd Offense: \$50.00 fine and Certified Notice to OWNER plus suspension to use common areas

4th Offense: \$75.00 fine and Certified Notice to OWNER

5th Offense: \$100.00 fine and Certified Notice to OWNER

Further violations will result in \$100.00 fines and may result in further actions as deemed necessary by the BOARD of DIRECTORS.

DOG BITES if unprovoked will result in notification to law enforcement and \$100.00 fine. A thorough investigation shall be conducted by the Dog/Animal Control Committee to reasonably determine whether a biting dog was likely provoked or likely unprovoked.



Jeremy Bolduc, President

STATE OF TEXAS §
COUNTY OF BROWN §

Before me, the undersigned authority, on this 1st day of MAY, 2022, personally appeared Jeremy Bolduc known to me through New Mexico Driver's License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed on the 1st day of MAY, 2022.



Nancy Davis

Notary Public State of Texas

Return Address:
HPOA
3381 Starboard Drive
May, TX 76857

