

Discovery Bay Resort (DBR) PET Rules

Effective August 1, 2023

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1. PURPOSE

- 1.1 **Declaration of Authority.** The Amended and Restated Covenants, Conditions and Restrictions (CC&Rs) for Discovery Bay Resort Article 4, Section 6 allows for Club Rules. These Pet Rules are adopted by the Discovery Bay Women's Club (DBWC) Board of Directors, referred to as the Board or BOD. The Board has established a Pet Committee to fulfill the functions identified here within, and to identify and propose changes to the BOD. The BOD has the authority to amend and change these rules as needed.
- 1.2 **Goals of Guidelines and Rules.** These guidelines, standards and rules are for the benefit and protection of all Members of the Club, Guests, and Visitors at DBR. They are provided to avoid misunderstanding and provide clear definitions of what is expected in our community.

2. RESPONSIBILITIES

- 2.1 **County Code and DBR.** In addition to rules unique to DBR, the Discovery Bay Women's Club (DBWC) follows Jefferson County Code, Title 6.07-Animal Control, which may be found at:
<https://www.codepublishing.com/WA/JeffersonCounty?#!/JeffersonCounty06/JeffersonCounty0607.html#6.07>
- 2.2 **Overview.** We live in a concentrated village with many pets, especially dogs of all sizes, temperaments and training. In such an environment pet rules are critical to the well-being of everyone. Please read and adhere to them.

They have evolved over a prolonged period of time, cover almost all possibilities that may arise and will go far to promoting a stress-free environment. All Members, whether owners of pets or not, are expected to read and follow these rules.
- 2.3 **Responsibility.** DBWC Members, Guests, and Visitors must be in compliance with DBR's Pet Rules at all times. Members are responsible for the behavior of their guests, visitors, and the animals belonging to guests and visitors while they are on DBR property. It is the Pet Owner's responsibility to control their animals. Failure to do so may result in verbal and written warnings, the assessment of monetary fines, expulsion of the animal from DBR, and criminal prosecution as well as a civil suit.
- 2.4 **Vaccinations.** According to Washington State rule, WAC 246-100-197 : All dogs, cats and ferrets are required to have up-to-date rabies vaccinations.

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- 2.5 **Pet Limit.** Pets are permitted at DBR. The maximum number of pets allowed is three. With approval of the BOD, a new Club Member may move into the Resort with up to four pets, with the understanding that upon one of the pet's demise, no additional pets shall be obtained over the maximum of three. No breeding or boarding kennels, or animal rescue shelters are allowed in DBR.
- 2.6 **Animals Not Permitted.** Animals usually kept inside of a home are allowed. Animals are not allowed to be housed outside of the living area, nor kept in sheds or accessory rooms.

3. ANIMAL BEHAVIOR

- 3.1 **Jefferson County Codes.** REFER TO JEFFERSON COUNTY CODES
<https://www.codepublishing.com/WA/JeffersonCounty/#!/JeffersonCounty06/JeffersonCounty0607.html#6.07>

Issues related to barking dogs and dangerous or potentially dangerous dogs must be reported to and investigated by Jefferson County and are not handled by the Pet Committee, beyond an initial meeting with the leaseholders involved, if a complaint is filed in writing. See Jefferson County Code Section 6.07.120 and 6.07.130

- 3.3 **Potentially Dangerous Dogs.** Dogs that Jefferson County or any other governing body has declared to be **potentially dangerous** will be allowed to remain in the park only so long as the terms of the governing declaration are strictly followed. If the declaration is not followed, the dog must be removed from the park, whether or not the County makes such a ruling. The dog must be quarantined on the owner's site in a proper enclosure for a dangerous dog as defined by Jefferson County Code Articles 6.07.020(29) and 6.07.020(31) until it is removed from the park. Such quarantines will not be allowed to extend for more than 3 days.

- 3.4 **Dangerous Dogs.** Dogs that Jefferson County or any other governing body has declared **dangerous or vicious** are not permitted in DBR and must be kept quarantined on the owner's site, as described above, until they are removed from the park. Such quarantine will not be allowed to extend for more than 3 days.

- 3.5 **Reporting Requirements.**

- A. Any serious or severe attack, as defined by Jefferson County Code 6.07.020 (33), on a person or other animal MUST be reported to Jefferson County within one business day, to protect the safety of other animals and people in the park.
- B. Aggressive behavior of any kind should be reported in a written complaint to the Pet Committee as soon as possible; if multiple complaints are made regarding the same dog, the Pet Committee, in consultation with the Facility

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Manager, may report to the Board that a nuisance condition exists and recommend ways to alleviate it.

- C. If a Member or their pet is the victim of an attack, the Member may contact Jefferson County to report the incident, regardless of severity.
- D. For issues/questions regarding domestic animals in unincorporated Jefferson County please contact the Sheriff's Office at [360-385-3831](tel:360-385-3831).
- F. For any emergency situation call **911**.

4. ANIMAL ACCESS AT DBR

- 4.1 **Animal Waste**. The owner, or responsible party walking the dog, shall pick up, bag and properly dispose of their animal's waste immediately. Pets are not allowed to relieve themselves on other people's property, but if they do, it is the owner's responsibility to immediately clean it up and properly dispose of it.
- 4.2 **Control Animal**. "Under control" means the animal is under, and immediately responsive to voice and/or signal, and/or leash control so as to be restrained from approaching any other person or animal or entering the property of another leaseholder without the authorization of that leaseholder.
- 4.3 **Leash Requirements**. All pets must be on a leash (traditional or retractable) with a maximum reach of 10 feet. Dogs must be walked within six (6) feet of the owner when on park roads adjacent to a leaseholder's property. Extended lengths leads, up to 30 feet long, being held by the pet owner, may be used for exercise and training purposes on large grassy surfaces in the park (area adjacent to the laundry room, area north of Second Street, area north of lower restrooms) excluding the Meadow.
- 4.4 **Areas Where Pets May Be Walked**. Pets may be walked in the following areas: Leashed pets may be walked in any of the common areas, on a leash with a maximum length of 6 feet, except ten feet around the perimeter of the Ramada. Pets may be unleashed in the meadow provided the pet is responsive to voice command in accordance with Pet Rule 4.2. People entering the meadow should not unleash their pet if there is another pet in the area, until they are certain that there is no potential conflict.

Pets that aren't responsive to voice command may be unleashed in the fenced pet area on East Street between 2nd and 3rd Streets.

You must always leash your pet before you leave the meadow. If you enter the meadow by way of either gate along Old Gardiner Rd, make sure that the gate is closed and securely latched upon entering and upon leaving. Making sure that gates are secured is also necessary for the enclosed pet area.

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- 4.5 **Pets and Animals in Common Facilities.** With the exception of service dogs animals (as defined by the ADA), or with prior authorization by the BOD, pets/animals are not permitted in common buildings/facilities. If your service dog animal is with you, out of courtesy to those who might be allergic, please do not allow your animal on the furniture unless medically necessary for it to be situated directly at your side.
- 4.6 **Pet and Animal Safety.** DBR is located in a rural area populated by an assortment of wildlife. It is important for pet owners to be aware of their surroundings, and understand that wildlife (eagles, hawks, coyotes, deer, cougars and black bears) can pose a lethal threat to their pets.

Hunting, trapping and/or willfully causing the injury or death of any domestic animal or native wildlife species, **excluding rodents**, on DBR property is strictly prohibited.

Feral cats can pose a danger if cornered and may lash out by clawing and biting. The claws of a feral cat can inflict severe injury and the wounds can develop a serious infection. Leave feral cats alone, don't try to feed them or encourage them to hang around. If at some time feral cats become a problem on the property, humane trapping may be done. It is recommended that humane trapping of feral cats be done by an organization with experience in this area.

5. PET COMMITTEE

- 5.1 **Purpose.** The Board of Directors has appointed a Pet Committee to fulfill the functions listed in the CC&R's. If you are involved in a dispute with a neighbor about animal behavior, your first obligation is to speak directly to the neighbor. You may ask a member of the Pet Committee to meet with you and your neighbor to act as a facilitator or mediator.
- 5.2 **Complaint Process.** the members of the Committee do not intervene in anonymous or verbal complaints; **all complaints must be in writing and signed.**

When a written complaint is filed with the Pet Committee about the behavior of a pet, that owner will be informed and given a copy of the complaint. If the meeting between the involved parties described above does not resolve the issue, all parties will have the opportunity to meet together with the full Pet Committee in a further attempt to reach a resolution.

All parties will have an opportunity to see and discuss all documents with the Committee, and to file a response that becomes a part of the record. All actions by the Pet Committee regarding any conflict will be placed in each person's respective

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file and in the files of the Pet Committee and will be included in the next Committee report to the Board of Directors.

If an agreement is not reached, or does not resolve the problem, or is not followed, affected parties may file a grievance, following the process described in Section 14 of the DBWC Rules, beginning with an informal complaint to the Facility Manager.