Animals or Pets

1. The Board of Directors may adopt reasonable rules designed to minimize damage and disturbance to other owners and occupants, including rules requiring damage deposits, waste removal, leash controls, noise controls and pet occupancy limits.

2. No animals of any kind, including livestock and poultry, shall be raised, bred, or kept on any portion of the community, except that for each dwelling there shall be permitted up to a total of three (3) dogs or three (3) cats or a combination of dogs and cats not to exceed three (3) in total, no more than two (2) birds, and a reasonable number, as determined by the Board of Directors, of other usual and common household pets, subject to compliance with applicable laws and ordinances. In no event, however, shall monkeys, snakes, pigs, or ferrets be permitted in any dwelling.

3. Grand Reserve and Grand Blanc Township require that all pets must be under control at all times.
   - When outdoors, pets must be on a leash, or enclosed within an invisible fence.
   - No pet can pose a threat to the health and safety of others.
   - Pets cannot create an unreasonable noise or nuisance.

4. Owners who fail to abide by Rule #3, will receive a violation notice. Failure to correct the violation may result in the animal’s removal from the community.

5. No pets shall be kept, bred, or maintained for any commercial purpose.

6. All persons owning or having custody or control of an animal must immediately collect all fecal matter deposited by the animal on others’ property and on common areas. All pet waste must be removed from the owner’s yard in a timely manner. All waste must be properly disposed of in a closed trash receptacle.

7. Owners shall be responsible for the acts of their pets including any damage to turf areas including the cost of repairs or replacement. The cause of damage will be determined at the sole discretion of the Community Manager and the cost of repair or replacement will be assessed to the owner.

8. Persons with a disability may request that a service animal accompany them to activities in Grandview Lodge by notifying the Community Manager.

9. The Grand Reserve Master Association shall have no responsibility for the acts of an owner’s pets.

Approved by the NAs on 10/19/18