

Adopted Pet Rule
Hidden Valley Village Owners Association
Sept 27, 2022

III. Pets

Restrictions on pets are created to eliminate nuisance to others and promote safety. CC&R requirements in section (7.6) (See Attachment A) require that only owners and tenants with a minimum lease term of one-year are allowed to have a pet at Hidden Valley. People who rent Hidden Valley Units without a minimum lease term of one-year (Short Term Renters) are not allowed to bring pets into any unit. The following rules governing pets, and pet owner behavior will be enforced by HVV Management. See Attachment A: CC&R Section 7.6 Animals)

3.1 Forms

Forms are required to correctly identify pets and enable management to communicate easily with owners and/or tenants who have pets and/or Service Animals at Hidden Valley:

A. **Homeowner Pet Form**: This form is for Homeowners and Tenants with a minimum lease term of one-year only. (See Attachment B located under “forms” on the hidenvalleymammoth.com)

B. **Service Dog Registration Form**: This form is for Guests with disabilities who require a Service Animal. It is to be submitted to management at the time the unit is booked and prior to the arrival of a disabled guest who requires a Service animal. (See Attachment C B located under “forms” on the hidenvalleymammoth.com)

3.2 Service Animals

According to the ADA; a service animal is defined as a dog that has been individually trained to do work or perform tasks for an individual with a disability. The task(s) performed by the dog must be directly related to the person's disability. Service Animals are allowed at Hidden Valley Village subject to reasonable regulations. Persons who own service animals and the owner supplying a unit in which a disabled person with a service animal are staying must sign and submit the required HVVOA Service Dog registration form to the on-site manager. It is a crime (misdemeanor) for someone to lie about whether his or her animal is a legitimate service animal (Penal Code Section 365.7).

3.3 Support Animals

As per AB 468, passed in California in September, 2021. Support animals are not entitled to the rights and privileges accorded by law to a guide, signal, or service dog. Support Animals are not allowed in Short term rental units at Hidden Valley Village Condominiums.

3.4 Pets of Owners and Long Term Renters

Unit owners and long term tenants with a minimum lease term of at least one year must submit a Pet Owners Form to management with the name and description of their pet and contact information. Long term tenants must submit a copy of their lease agreement to management along with their Pet Owners Form.

3.5 Clean Up After Pet

Those attending to pets are responsible for the immediate pick-up and proper disposal of their pet's leavings

3.6 Pet Noise

As judged by management, pet noise must be kept to a minimum to avoid becoming a pervasive nuisance. Dog owners **MUST BE IMMEDIATELY RESPONSIVE** to complaints about excessive barking or howling of dogs.

3.7 Leash Law in Effect

Mammoth Lakes Leash Laws will be enforced within the common areas. Loose dogs shall be reported to the Mammoth Lakes Animal Control for collection after a reasonable attempt has been made to contact the owner.

3.8 Pets to be Under Control

No person may allow his/her pet on Association property unless said pet is restrained by a substantial leash and is in the control of a person competent to restrain such pet. Pets must be kept a reasonable distance from those who request that an animal be kept away.

3.9 Proof of Insurance

Per the CC&R, all owners who have a pet (of any kind) in a unit, or who have tenants with a lease term who have a pet (of any kind) in a unit, must maintain a policy of liability insurance with coverage of at least one million dollars (\$1,000,000). A current copy of this insurance requirement must be provided to Management along with the HVV Pet Registration Form or the Service Dog Registration Form.

Attachment B: HVV Pet Registration Form

Hidden Valley Village Homeowner/Year Lease Tenant Pet Registration Form

Pet Owner Information:

Last Name: _____ First Name: _____

Hidden Valley Unit Number: _____ Owner of Unit: _____

Address of Pet Owner: _____

Cell Phone Number where pet owner can be reached in emergency: _____

Email where pet owner can be reached by management: _____

Pets Name and Description (Color, Size, Breed): _____

Pet License and/or registration numbers if available: _____

I (owner of Pet) _____ guarantee that I will comply with the CC&Rs, the bylaws and the operating rules of the HOA, including Pet regulations while on the Hidden Valley premises. See attached Exhibit A

Pet Owner Signature: _____

Date: _____

Unit Owner Information (for Unit Owners with Tenants on a minimum of one-year lease:

I, _____ owner of unit # _____, am aware of the following information and sections of the HVVOA Governing Documents in attached Exhibit A:

My Tenant (name of tenant) _____ is keeping a pet in my unit.

Owner Signature: _____

Date: _____

Attachment C: Service Dog Registration Form

Hidden Valley Village Service Dog Registration Form

-This Form must be completed and signed by both the Service Dog owner/handler and the Hidden Valley Unit owner who provides lodging accommodations. It must be submitted to HVV On-site Management at the time the unit is booked, prior to the arrival of the disabled guest who will occupy the HVV unit with their Service animal.

- It is a crime (misdemeanor) for someone to lie about whether his or her animal is a legitimate service animal (Penal Code Section 365.7). Please Reference CA law AB 468 (Sept., 2021) if you are unsure if your dog qualifies as a Service Animal. According to the ADA; a service animal is defined as a dog that has been individually trained to do work or perform tasks for an individual with a disability. The task(s) performed by the dog must be directly related to the person's disability. The dog must be under the handler's control at all times. **Service Dog's may not be left in the rented unit unattended.** (https://www.ada.gov/regs2010/service_animal_qa.html#def)

-This form must be completed entirely and submitted to on-site management prior to the Disabled Handler and Service Dog arriving to occupy a Hidden Valley Village Condominium Unit. **Emotional Support Dogs are not ADA Service Animals**

-The Service Dog will never be left unattended at any time while on HVV property.

HVV Owner Initial: _____ . Service Dog owner initial: _____

<p>Service Dog Owner Last Name: _____ First Name: _____ HV Unit# _____ MailingAddress: _____ Cell Number where dog owner can be reached in emergency: _____ Email where dog owner can be reached by management: _____ Service Dog Name and description (color, size Breed): _____ Is the Service Dog required because of a disability? _____ What work or task has this dog been trained to perform?: _____ I (owner of Dog) _____ guarantee that my dog is a Service Dog and I will comply with the CC&Rs, Bylaws and the operating rules of HVVOA, including *Pet regulations while on the HVV premises. See attached Exhibit A Signature: _____ Date: _____</p>

<p>Homeowner/Landlord: Last Name: _____ First Name: _____ HVV Unit Number: _____ Cell # where unit owner can be reached in emergency: _____ Email where unit owner can be reached by management: _____ I _____ owner of unit _____ confirm I am responsible for my tenant/guest complying with the CC&Rs, the bylaws and the operating rules of the HVVOA, including Pet regulations (See attached Exhibit A) while on the Hidden Valley premises. Signature: _____ Date: _____ . Complete the form and submit to HVV Manager 48 hours prior to guest and Service Dog arrival manager@hiddenvalleymammoth.com</p>

Hidden Valley Village CC&R and Operating Rules can be viewed at www.hiddenvalleymammoth.com

CALIFORNIA AB-468 Article 4-Section 122317(a)(2&3): Emotional Support Pets are not entitled to the rights and privileges accorded by law to a guide, signal, or service dogs. Emotional Support Pets are not allowed in Short term Rentals at Hidden Valley Village Condominiums.

