
VILLAS AT MAGENS BAY IV ASSOCIATION

400 Lighthouse Lane Cedar Point, NC 28584 (910) 353-2001

hoa@advantagegoldrealty.com vmbivcondo@gmail.com

Pet Policy - Rules and Regulations Addendum

Pet Limits:

- * Each unit is limited to two (2) pets maximum.
- * Pets may not exceed 40 pounds when fully grown.

Pet Registration:

- * All pets must be registered with the HOA Board.
- * Registration is required for both owners and renters.
- * A Pet Registration Form must be completed and kept on file with the HOA.
- * For rental units, pets must be approved before they are brought onto the property.

Breed Restrictions:

- * The HOA Board reserves the right to restrict certain breeds based on insurance regulations, which may include breeds considered aggressive.

Pet Fees:

- * A pet registration fee of \$25 per animal is required.
- * Fees will be held in escrow by the HOA to cover potential damage caused by pets.

Leash and Cleanup Rules:

- * All pets must be kept on a leash at all times in common areas and on the property grounds.
- * Pet owners must immediately pick up and properly dispose of all pet waste.
- * Owners must clean any urine from common areas immediately.
- * Pets must be taken a minimum distance of 100 feet away from the building to relieve themselves. These guidelines are intended to ensure a clean, safe, and respectful community for all residents.

Enforcement:

- * Violations of the pet policy or HOA rules may result in a \$25 violation fee.
- * Failure to follow leash and cleanup rules will result in a \$50 fine per violation.

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Pet Registration Form

To comply with the Villas at Magens Bay IV Pet Policy, all residents must register their pets with the HOA. A separate form is required for each animal.

Unit Information

Owner Name: _____
Tenant Name (if applicable): _____
Unit Number: _____
Phone Number: _____
Email Address: _____

Pet Information

Type of Animal (Dog / Cat / Other): _____
Pet's Name: _____
Breed: _____
Color/Markings: _____
Age: _____
Weight (Full Grown): _____ lbs

Pet Policy Acknowledgment

I acknowledge that I have read and understand the Villas at Magens Bay IV Pet Policy Addendum and agree to comply with all HOA rules regarding pets, including leash requirements, waste cleanup, and registration requirements. I understand that violations may result in fines as determined by the HOA.

Owner / Resident Signature: _____
Date: _____

For Official HOA Use Only:

Date Received: _____
Pet Approved: Yes No
HOA Representative: _____
Pet Registration Fee Paid: _____