

Leadwood Pet Policy

Version 1 - April 2015



LEADWOOD
BIG GAME ESTATE



Following is a the Pet Policy Proposal approved by members and the Developer at the 2015 AGM held on Leadwood on the 4th April 2015.

Preamble

The context is also as important as the policy as it is essential that all members consider the present as well as the future implications of a pet policy.

Leadwood will one day have 94 stands sold besides the 32 bed lodge site. While the development of homes and the occupation of these homes may take years but we need to have a clear policy for current and prospective members. Drawing from the Raptor's View experience for Leadwood and then projecting forward 10,15 and 20 years to anticipate the likely number of houses at these stages the following is probable:

- 40 - 45 houses in 10 years,
- 70 in 15
- 90 in 20 years.

It is likely that 50% or less of the houses built will be permanently occupied at any time. Therefore, in 10 years, Leadwood is likely to have 20 - 23 full time residents. It is also likely that 50% of these residents will have pets based on current data. The number of pet households is therefore likely to be

- 10 - 12 pet households in 10 years
- 18 in 15 years
- 22 in 20 years.

In the above context the following Pet Policy Proposal has been approved by Leadwood Homeowners Association and is valid immediately:

- Only cats and dogs - no other pets or domestic animals allowed - no exceptions
- Maximum of 3 animals (cats and/or dogs) on arrival and maximum of 1 pet (total) once the other 2 have died (i.e. they can't be replaced)
- All pets need to be pre-approved, in writing, by the Leadwood Homeowners Association and arrive with a "Pet Passport" showing that:
 - they have been neutered (*for cats to prevent them breeding with indigenous African Wild Cats present*) (*for dogs to prevent attempts to wonder looking for females in heat*)
 - have received the necessary vaccines (as prescribed by Provet Hoedspruit from time to time) (*pets can spread diseases to wild cats and dogs*)
 - that the necessary enclosure or containment system has been approved, installed and commissioned
 - the owners have signed to agree to be subject to the pet policy

- An annual license fee of R500 per annum payable per pet. Paid annually in advance the proceeds to be used by the Leadwood Homeowners Association for budget support
- Dogs need to be contained on the owners property in a restricted enclosure area - *game guards have been instructed to shoot ANY dogs free on the Blue Canyon Conservancy (ALL dogs will hunt game no matter how small and how domesticated they are)*
- Cats need to be contained close to each house where they are present as well but as normal electric fences don't work with cats they will need to have an appropriate system to ensure compliance. *(cats are very effective hunters and they also wonder far from houses and therefore impact other Members as a consequence)*
- All proposed pet enclosure designs and proposals have to be formally submitted and approved by the Leadwood Homeowners Association prior to installation for aesthetic as well as functional reasons. *(Please note there are rules relating to fencing of stands in the sales agreements.)*
- No breeding animals are allowed
- If pets are killed by wild animals or game guards no action can be taken against the wild animals, Leadwood Homeowners Association, The Developer or the Blue Canyon Game Conservancy - all pets are at owners sole risk
- Pets are never allowed to be walked even on a lead or taken around the property and may only be taken in and out of the main gate in closed vehicles directly to and from your house
- Dogs are not allowed to bark and disturb the peace. Please note that this particularly includes when you are not at home
- If homeowners complain about dogs barking or cats fighting then the owner will be expected to immediately take actions, to mitigate the problem to the satisfaction of the Leadwood Homeowners Association or the pets will have to be removed from the property permanently
- All transgressions will be taken to the LHOA board for disciplinary action. Any legal action required to enforce this policy will be at the expense of the pet owner
- No visitors to members will be allowed to bring any pets with them ever
- Long term rentals (1 year or more) of houses on Leadwood would be allowed to have pets but subject to all the Pet Policy conditions
- Any re-sales of stands or houses will be subject to this policy and it is the sole responsibility of the seller to make this clear to a new buyer.