



PET POLICY

Effective Date: July 21, 2026

1. BACKGROUND

King's Deer is home to many beloved, domestic pets. This policy supplements the general guidelines in the covenants with rules for responsible pet ownership, resident and property protection, being a good pet neighbor and compliance with El Paso County Animal Control regulations.

2. DEFINITIONS

- **Pet:** Commonly accepted domestic dogs, cats, or other small household animals.
- **Owner:** Any resident who keeps, houses, or cares for a pet.
- **At Large:** A pet that is off the owner's property and not physically restrained.

3. NUMBER AND TYPE OF PETS

- Residents may keep **up to four (4) adult dogs and/or cats** (an adult is any animal over 4 months old), consistent with El Paso County limits.
- Exotic or dangerous animals are prohibited. No animals, poultry or livestock (e.g. horses, goats, chickens) of any kind or any animal deemed "dangerous" by El Paso County authorities shall be housed, raised or kept on any lot or property either temporarily or permanently except for those commonly accepted domestic household pets.
- Kennels for commercial raising, breeding, and boarding of animals are prohibited.

4. VACCINATION & LICENSING REQUIREMENTS

- All dogs and cats must maintain current rabies vaccinations as required by Colorado law.
- King's Deer is a Designated Animal Control area in unincorporated El Paso County and requires all dogs over the age of 4 months to be licensed with the county.
- **Proof of current vaccination or county license** must be provided upon request by the HOA.

5. LEASH AND CONTROL REQUIREMENTS

- King's Deer enforces El Paso County Leash Laws in the community. Whenever outside the owner's lot, **dogs must be under strict control and restrained by a physical leash** (retractable or non-retractable), cord, or similar tether **that does not exceed 15 feet in length** to comply with general county animal control ordinances and El Paso County's "dog at large" law.
- Pets may not roam freely within the community. Owners must control pets at all times, including in unfenced yards. A pet is not under control if it is off the owner's property without a leash, roaming, or exhibiting unwelcomed approaching of people or animals.

6. WASTE CLEANUP

- Owners must **immediately clean up** pet waste on any common area, roadway, trail, or other resident's property.
- Waste must be disposed of in sealed bags in household trash.
- Failure to clean up waste constitutes a nuisance violation.

7. NOISE AND NUISANCE BEHAVIOR

Dogs or other domestic pets which make consistent, verified excessive noise or other nuisances shall not be allowed, and the Board may require their removal.

Nuisance behaviors include:

- Excessive barking or howling
- Aggressive behavior; injury of people, pets or wildlife; or unwelcomed approaching of others (harassment) when off the owner's property
- Damage to property
- Repeated roaming or escape incidents
- Failure of owners to promptly clean up pet waste as described in Paragraph 6.

Owners are responsible for preventing nuisance behavior, whether or not a pet is leashed or contained. Owners are responsible for all pet-related damage. The HOA may issue warnings or fines for nuisance behavior as outlined in Paragraph 10.

8. FENCING AND CONTAINMENT

- Pets must be safely contained on the owner's property.
- Fencing must comply with the community's architectural guidelines.
- Invisible fencing and e-collars are permitted but do **not** replace leash requirements off property.
- Dog runs may be approved by the Architectural Control Committee, subject to the Covenant conditions regarding color, appearance, screening, height and materials.

9. WILDLIFE PROTECTION

- Residents may not leave food outdoors in a manner that attracts wildlife (i.e. bears, coyotes, mountain lions, foxes).
- Pet food must be stored indoors or in wildlife-resistant containers.

10. ENFORCEMENT

Residents may report nuisance violations through the King's Deer website and should include verifiable evidence when available, such as photos or videos or corroboration by multiple witnesses.

Complex pet complaints (e.g. victims of aggressive dogs) should contact **Animal Law Enforcement (ALE)** at the **Humane Society of the Pikes Peak Region (HSPPR)** who will handle any investigation and issue any summons or take any actions warranted. King's Deer HOA may assess fines above and beyond those issued by the county.

In accordance with the Covenant and Rule Enforcement Policy, violations of this policy may result in:

- Written warnings
- Fines as established by the HOA; repeat offenses may result in escalating fines under the Covenant and Rule Enforcement Policy.
- Referral to El Paso County Animal Law Enforcement for county-level violations
- Loss of privileges (i.e. possible relocation of the pet) for repeated noncompliance