

North Campus Village Dog Policy

These policies have been formulated from feedback from both dog owners and non-dog owners in North Campus Village. If you are a dog owner, please adhere to these policies for the comfort of all in our Village. Fines will be issued to members who are not vigilant in upholding these guidelines.

- All dogs must be kept on a leash within NCV. If a dog acts aggressively towards anyone in the community, the owner will be required to re-home the dog.
- Owners are required to immediately pick-up their dog's waste within NCV. Dogs should not be walked or eliminate on another homeowner's property. If your dog eliminates on common area in NCV, the waste must be bagged and removed right away. Please carry dog waste bags with you at all times when walking your dog.
- As a courtesy to the many people who enjoy the Fairfield Loop trail, owners are requested to pick up their own dog's waste on the trail.
- Owners are responsible for repeated barking by their pets, and should bring them inside immediately if they bark. Dogs should not be left outside in the yard while the owner is away from home or not nearby.
- Pets are not allowed in Central Park (the open area bordering Coral Lane and Park Ave). Central Park is now being upgraded, and will continue to serve as a welcome area for everyone. The grass must be kept clean for everyone to enjoy.
- All dogs belonging to homeowners, renters or visitors must be "small" (small dog is defined as 21 lb. and under) per Covenant 6.11.
- If an owner buying into NCV owns a dog that is not small, the Board *may* grant permission to the new owner to "grandfather" in a dog they already own, and bring it to NCV when they move in. Please email requests to the NCV Board at: ncvhoa-board@northcampusvillage.com
- The owner agrees not to replace any "grandfathered" dog with a non-conforming pet when their dog passes.
- All tenants must follow the small dog policy for any dog they bring into the Village.
- This policy also extends to visitors in the Village. Visitors may only bring a small dog, (21 lb. and under), into the Village.
- In accordance with the FHA's federal Fair Housing Act, NCV permits housing of registered Service Animals and Emotional Support animals, provided they are certified by a licensed Iowa state mental health care professional. Please note that this permission does NOT extend to "Therapy Animals", which is a designation not supported by the health care industry, and not recognized by the federal government or the FHA.
- Board Resolution of August 2, 2021 references dog breeds that are prohibited in North Campus Village. See full Board Resolution on the following page.

NORTH CAMPUS VILLAGE HOA BOARD RESOLUTION

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors of North Campus Village Homeowners' Association Inc. hereby adopts the following Board Resolution on August 2, 2021:

Prohibited Dog Breeds

At the discretion of NCV HOA Board of Directors, the following dog breeds, which shall include any dog containing 50% or more of the genetics of breeds listed, deemed dangerous by the Insurance Alliance and prohibited from claim coverage by most major property insurance companies, are not permitted residence in North Campus Village:

1. Pit Bulls
2. Staffordshire Terriers
3. Doberman Pinschers
4. Chows
5. Rottweilers
6. Presa Canarios
7. German Shepherds
8. Great Danes
9. Akitas
10. Siberian Huskies
11. Alaskan Malamutes
12. Mastiffs
13. Wolf-hybrids

This list is not definitive, and may be amended at any time by the North Campus Village Board of Directors. The NCV Board of Directors may also, on a case-by-case basis, prohibit residency to any dog deemed dangerous and/or a nuisance for any reason.

New Homeowner Dog Application

Who should fill out this form? Any Homeowner must have their dogs approved before move-in.

RE: PETS (Covenant 6.11)

NCV COVENANT 6.11 Pets. Household pets shall be limited to two (2) per living unit, provided they are kept indoors, are quiet, and are well taken care of. Allowable pets include cats, small dogs, domesticated rabbits, gerbils, guinea pigs, hamsters, and caged birds. The Board of Directors may “grandfather” certain indoor pets that may not otherwise be allowable, so that new owners may bring a pet they already own. The intention is to allow, on a case-by-case basis, larger indoor pets that would otherwise not be allowable, provided such pets have been trained to stay indoors and would not create a problem, and with the further understanding that the owners may not replace such pets, once they die, with other non-conforming pets.

NOTE: Renters and Visitors may not bring a non-conforming dog to the village.

Owner Name: _____ Phone: _____ email: _____

Co-Owner: _____ Phone: _____ email: _____

NCV address: _____ Move-in date _____

(Predominant) Breed of dog: _____ Age: _____ Weight _____

Dog Name: _____ Sex: _____ Neutered?: _____

In accordance with the FHA’s federal Fair Housing Act, NCV permits housing of registered Service Animals. Emotional Support animals are allowed provided they are certified by a licensed Iowa State Mental Health Care professional. Please note that this permission does not extend to “Therapy Animals”, which is a designation not supported by the health care industry, and is not recognized by the federal government or the FHA.

How do I submit this form? This Form provides you with specific questions in FIELDS you can fill in online. After filling in all the questions you can do one of the following:

- 1) Download the PDF to your computer and email it to: ncvhoa-board@northcampusvillage.com
- 2) If you can’t fill the Form in online you can print it out, fill it in by hand, and then scan and email it back to: ncvhoa-board@northcampusvillage.com
- 3) Or mail the Form to: NCV HOA, 2050 Sapphire Lane Unit 3, Fairfield, Iowa 52556

Triplex Pet Notification for Resales in Phase 5 & 6

New Homeowners purchasing a resale unit from an existing owner, please be aware of the following possible additional triplex rules for phases 5 and 6 only

RE: COVENANT IN EACH OWNER’S PROPERTY ABSTRACT:

(Letter “I”, Article VI), affording Triplex members the option of banning pets (or, just dogs) in their building.

Pets: Owners may have only those pets and in those numbers allowed in the Covenants, Conditions & Restrictions (CC&R’s) of North Campus Village subdivision in effect at that time. However, if two or more Owners in any building wish to prohibit pets in such building, they may do so prospectively by a two-thirds majority vote at a meeting of the building owners called for such purpose. If such a prohibition is passed, notice of prohibition shall be filed with the Jefferson County Recorder. Any pet properly housed in a unit of the building at the time of the vote to prohibit shall be grandfathered in, and the Owner thereof cannot be forced to remove said pet.

NOTE: All new owners must check themselves or ask their attorney to check with the Jefferson County Recorder’s Office to see if a vote has previously been recorded in their triplex regarding pet ownership. Contact for the Recorder’s Office is 641-472-4331.