

## **PET WASTE POLICY ADOPTED BY GLYNDON TRACE [MASTER] COMMUNITY ASSOCIATION**

The Glyndon Trace Master Board, Glyndon Trace I Board, and Glyndon Trace II Board have united to ensure that community grounds are free of pet waste. Glyndon Trace Community Rules and the Baltimore County Health Department Animal Laws, Article 12, contain specific language about residents' responsibility to pick up pet waste immediately.

To trigger a response to alleged pet-waste violations, the Glyndon Trace property manager must receive written complaints from at least two Glyndon Trace residents and/or from one or more residents who submit a series of photographs documenting a violation. The property manager shall then implement the following process.

1. The property manager will send a warning letter to the pet owner after the first alleged violation.
2. The property manager will send a cease-and-desist/notice of hearing, via certified mail, to the alleged violator within at least fifteen (15) days after the second and subsequent alleged violations.
3. The Master Board will schedule a due-process hearing no later than thirty (30) after each notice of hearing is mailed to the alleged violator.
4. If the Master Board finds the resident guilty during a hearing, the Board shall assess a fine.
  - a. The fine for the first guilty verdict shall be \$150.
  - b. The fine for the second and subsequent guilty verdicts shall be \$250 each.

Said fine shall constitute an assessment on the resident's account and may be collectible as permitted under state statute including but not limited to a lien on the property. Fines not paid within thirty (30) days of notice to the resident will accrue late fees and interest at the same rates as late payment of assessments.