

Fairfield Oaks Condominium Homeowners Association **Pet Policy**

As a result of recent insurance restrictions our community is mandated to comply with the pet policies below. Failure to comply with these policies could result in legal consequences for multiple parties.

1. Residents are allowed one dog per condo weighing no more than 40 pounds. Residents are allowed to have two cats per condo.
2. Pets must be registered at the office including proof of current rabies shot, license tag, neuter certificate and photo. Pets must be neutered by 6 months. All dogs and cats must wear identification tags. The HOA requires a \$250 NON-refundable fee for each dog.
3. Pets are to remain within the confines of each condo. Animals may never be left unattended on the patio or balcony. Patios are common property and must be accessible to maintenance and service workers. Pets are not allowed in the pool area.
4. Pets in transit are to be carried, restrained by a leash or placed in an animal carrier.
5. Animals reported to be a menace, nuisance, or aggressive shall not remain nor be allowed on the property. Guests are not allowed to bring their pets while visiting. Owners are responsible for their pets health, cleanliness, and behavior. This includes excessive noise or barking.

NOTE: The HOA amended the pet policy in July, 2025 to include the following:

**FAIRFIELD OAKS CONDOMINIUM DOES NOT SUPPORT FERAL CAT COLONIES.
FAIRFIELD OAKS DOES ADVOCATE A NO-KILL POLICY**

FERAL CATS ARE A NUISANCE. DO NOT LEAVE ANY PET FOOD OUTSIDE on balconies, sidewalks, patios or green spaces. These are COMMON AREAS and fines will be applied to violators; see fine schedule below.

Challenges associated with feral cats

- **Overpopulation:** Unchecked breeding can lead to a surge in feral cat numbers, potentially overwhelming local resources and increasing the suffering of individual cats.
- **Nuisance behaviors:** Unaltered cats can exhibit behaviors like yowling, spraying, and fighting, which can be disruptive to the community.
- **Public health concerns:** While the risk of disease transmission to humans is low, feral cats can carry and transmit zoonotic diseases like toxoplasmosis and rabies, particularly to

vulnerable populations like infants and immunocompromised individuals. Contact with infected cat feces can also transmit parasites like hookworms and roundworms.

- Environmental impact: Feral cats are skilled predators and can negatively impact local wildlife populations through hunting and competition for resources. According to Loss et al., free-ranging cats kill an estimated 1.3–4.0 billion birds and 6.3–22.3 billion mammals annually in the contiguous United States.
6. Pet owners and caretakers must immediately clean up after pets. Pets are not allowed to use the porch or patio as a pet potty.
 7. Residents requiring a therapy dog must submit a statement from a licensed mental health professional. This statement must show that the patient has a mental or emotional disability, and the animal will lessen the effects of the disability. A therapy training certificate must be submitted to the office.

The Louisiana Legislature passed House Bill 407 in June 2024, making it illegal to use or sell fraudulent or dubious emotional support animal “certifications” which are marketed to pet owners who want to bring their furry companions into apartments, hotels and other venues where animals aren’t permitted.

8. Condominium insurance policies do not allow the following breeds of dogs: Danes, Staffordshire, Pitt Bulls, Mastiffs, Rottweilers, German Shepards, Doberman-Pinschers, Siberian Huskies, Alaskan Malamutes, Akitas, Chow Chows, Presa Canarios, Cane Corsos, Wolf Hybrids, Boxers, and American bulldogs, mixed breeds containing any of the breeds above and guard dogs. These animals are banned because insurance companies track the number of injuries caused by these breeds resulting in costly law suits against the dog owner, condo owner and HOA.
9. Condo owners are legally responsible for their tenants actions related to FFO Rules and Regulations, therefore, for your protection, please consider a “no pet policy” as part of your lease. The HOA recommends that owners and renters have property liability insurance. All rentals leases must include a pet clause. Owners/investors may also include their own pet deposits.
10. The HOA Board as well as condo owners have the right to mandate removal of a pet for violating the pet rules or damaging property.

NOTE:

The HOA amended the pet policy in July, 2025. Violations of the above pet restrictions cannot be “grandfathered in.” These rules are in the original documents. Just because an owner or resident has been violating a rule for an extended time period does not constitute “grandfathering.”

Any violations of the Fairfield Oaks Pet Policy involve fines. Fines are as follows:

Fines for Pet Policy Violations:

No written warning will be issued.

1st Violation \$200.00

2nd Violation \$200.00

3rd Violation \$200.00 plus mandatory removal of the animal from the community.

4th Violation \$200.00 per incident until animal is removed from the community.

**All fees, fines, and adjustments will be identified on unit owners monthly statements.*