

Respect Your Neighbors: Observe Pet Regulations

It's likely that among the reasons you chose a home in Buckhorn Estates is because it's visually appealing and certain standards are maintained. Those standards are a reflection of the neighborhood's official restrictions and covenants. Your Buckhorn Estates purchase constituted an agreement to follow those restrictions and covenants, whether or not you read them prior to the closing on your home.

Below are the neighborhood's rules regarding pets as well as some of the city and township regulations regarding animals. Please follow them in order to maintain good relations with your neighbors. Failure to comply can lead to official sanctions by the Board and/or the city or township.

Summary of local regulations and Buckhorn Estates' covenants and restrictions

(Key: C=Carmel Code, T=Township Ordinance, BE=Buckhorn Estates Covenants & Restrictions):

- **Dog barking is restricted** -- Barking must not "annoy or disturb adjoining owners," nor shall animals "become a public nuisance" or "disturb the comfort or repose of any other person" through "frequent or long-continuing noise" that is "audible 40 feet or more outside of a private property line." There are monetary fines for violating city noise ordinances with animals.*
Please do your best to keep your dogs quiet as this is your legal obligation. (C, BE)
- **Pets must be confined to your yard** -- "Every person responsible for any animal located within the City shall ensure that such animal...Is prevented from running at large on property other than private property owned or lawfully occupied by its Owner by means of a leash, chain or other appropriate physical restraint..."* (C, BE)
- **Pets must not defecate on others' yards** -- "Every person responsible for any animal located within the City shall ensure that such animal... Does not defecate on the property of another unless the person responsible for the animal immediately thereafter removes or has removed from such property as much of the feces as is reasonably possible."* (C)
- **No owner may have more than 3 dogs** -- According the Clay Township zoning ordinances, if you live in a residentially zoned property (as we do), it requires a Variance of Use (to be approved by the Board of Zoning Appeals & is rarely given) in order to locate and operate a "commercial kennel" (any lot on which four or more dogs, or small animals, at least four months of age are kept). * The city's Code Enforcement Officer says this effectively means that no resident may have more than three dogs/cats. (T)
- **No commercial breeding** -- "No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose." (BE)
- **Vicious animals are regulated; report vicious animals** -- The city has well-defined regulations regarding vicious animals; that is, those that bite, injure or approach people in a terrorizing manner or apparent attitude of attack that endangers human beings or domestic animals upon streets, sidewalks, public grounds or private property. This includes lunging at a fence when someone walks by or by chasing any person. (C)
- **If you have observed an attack or were personally approached by a vicious animal (in any neighborhood) or have observed a roaming dog, immediately notify Police Officer Bruce Graham at 571-2580.**

****For clarification on any city or township ordinance discussed above, or to notify the city of known violations (which can be done anonymously), contact Kevin Brennan, Code Enforcement Officer, 571-2423, kbrennan@carmel.in.gov. To read any of the city codes, go to www.amlegal.com/carmel_in/. For Buckhorn Estates regulations, please read the covenants you received at your home's closing.***