

Pets and Service Animals: “What Is Allowed?”

The Country Club Shadows (CCS) Covenants, By-Laws, and Rules & Regulations set the guidelines for living, owning, and renting at CCS. When thinking about the size of an animal that may live with you at CCS, the rules strictly prohibit any pet weighing over 25 lbs living on the premises, unless it is a certified Service Animal.

A Service Animal is not a pet, according to the Nevada State Law governing Service Animals. [Click here](#)

for a copy of this document. A Service Animal is specifically trained to perform a job that the owner is not

capable of doing independently. Service Animals support in cases of blindness, hearing loss, and

physical movement impairment among other essential daily tasks.

A Service Animal is trained to sit by the owner's side without restraint when not performing their specific

Job.

A Therapy Animal is not a Service Animal, and may not be kept on the premises if over 25 lbs, regardless

of a doctor's notes, letters claiming necessity for the emotional support of the owner, or training certification as a Therapy Animal.

Therapy Animals do not fall under ADA protection at CCS.

We understand that this rule is harsh for people who have a family pet that weighs more than 25 lbs, and

animal owners are invited to discuss their individual situation with the HOA Board at a formal hearing.

Some renters may require a specified period of time to rehome their large animal, and some owners may

need to release a tenant early from a lease to correct an oversight that allowed an animal owner to move

in with a pet over 25lbs. In no case, will a pet over 25 lbs be allowed to remain on the premises, regardless of how long they have already been living here, only a certified Service Animal. This enforcement effort applies to both unit owners and renters, and assessments and fines may be imposed.

Please remember that all animals, whether pet or Service Animal, must be leashed and under control of

the handler when outside, and can never be left alone on the front porch, even with the shutters pulled

down. Animal access doors cut into the building or front door are also strictly forbidden. A grassy area is being maintained for animal relief and a Waste Station has been installed behind Building F. Please help us maintain this courtesy by properly collecting and disposing of your animal Waste.

Service Animals are protected by laws that are very specific for the protection of physically impaired individuals from being denied living accommodations in complexes where animals are limited or prohibited. We, at CCS, support this State effort to protect physically impaired individuals and their Service Animals.