

A PET REGISTRATION FORM below must be completed by the pet owner for each pet and returned to Oak Bridge Board. It is strongly recommended to include a picture of your pet to help reduce 'mistaken identity'.

OAK BRIDGE CONDOMINIUM ASSOCIATION PET REGISTRATION FORM

I have read The Oak Bridge Rules and Regulations on Pet Controls and I agree to abide by them completely. My pet is described as follows:

Breed: _____ Color: _____ Weight: _____ lb.

Pet's Name: _____ License No.: _____ Date of Issue: _____

Pet Owner Name(s): _____ Date: _____

Unit Street Address: _____

Phone Numbers: _____

Approved by Management: _____ Date: _____

Please be sure to update this record whenever a change in pet ownership occurs. This record helps the Association identify pets in case of accident and in recognizing stray, etc. Remember owning a pet is a privilege, not a right. Please read the following Bylaw and Rules and Regulations of Oak Bridge Condominium Association concerning pet ownership:

Pets must be approved by the Board, registered and licensed. No animal, other than common household pets may be kept or maintained on the property. Nor can common household pets be kept, bred, or maintained for commercial purposes on Oak Bridge property. All pets require Board approval and cats and dogs must be registered with the Property Manager. There is a 2 pet limit per unit. Pets will be licensed in accordance with all state and local laws. Unit owners are responsible for pets housed in their units, whether their own pets or their tenant's pets. Pets, especially cats and dogs, are not permitted outside units unless carried or held on a leash. Stakes, rings, runs, houses, or other permanent means of tying a pet outside are not permitted. Food dishes are not to be kept or stored anywhere outside. Pet owners will pick up after their pet. The Board will assess the unit owner for any damage to the property caused by pets housed in their unit. If a pet creates a disturbance or unpleasantness, becomes a nuisance, or causes damage, the Board can withdraw its approval and the pet must be removed immediately. The Property Manager, Board members, and residents have the right to notify the Animal Control Officer about loose pets.

1. No pet shall be kept more than 24 hours in the Condominium unless specific written approval of a majority of the Board of Directors is obtained. There is a 2 pet limit per unit.
2. Approval shall consist of the unit owner's signature, and unanimous Board approval to a copy of this resolution. A copy of each shall be placed in the minutes of the next Board meeting following the signing.
3. No pet is allowed in or on the Common Property unless it is on a leash with a human attached to the end of it.
4. No pet is to be tied to the Common Property or Limited Property at any time.
5. No pet shall be allowed to defecate or urinate on the Common Property.
6. An accidental defecation by a pet on Common Property shall be immediately "pooper scooped."
7. Any damage caused by a pet shall be repaired by the Association to its satisfaction and the unit owner shall be assessed the cost of the repair.
8. Any disturbance caused by the pet shall be cause for the pet's permanent removal from the Mine Falls Condominium complex.
9. All pets shall have certificates of rabies and distemper vaccination in file with the Board of Directors.
10. All dogs shall have a current license as required by the City of Concord

A majority of the Board of Directors shall have the power to revoke the permission granted a unit owner to keep a pet and the pet shall be removed within 48 hours.

Assessment penalties for Violation of Pet Rules:

First Violation: \$200.00 plus cost

Second Violation: \$200.00 plus cost and eviction and removal of the pet