

13. Household Pets

BOD Approved 3/13/2018

No pet shall be allowed in the units without the prior written consent of the Board of Directors.

Unit Owners may maintain no more than 2 household pets i.e. 2 cats or 2 dogs, or 1 of each, with the prior written consent of the Board of Directors. Owners/residents who have more than 2 pets prior to the effective date of this amended rule will be grandfathered; however, there will be no replacement after the loss of the 3rd pet.

- a. Only household pets may be kept in a unit with the prior written consent of the Board of Directors. Any Pet approval is non-transferable. If a unit is sold, or an approved pet is lost, dies, or for any other reason is no longer kept on the property, the owner must again apply for and receive a new approval to keep a pet.
- b. Only unit owners may apply to the Board to keep a pet at the unit. The owner of the unit shall be responsible for any and all damage caused by the pet and for violations of this rule by any tenants, residents or guests at their unit and shall promptly pay any fines or assessments.
- c. All requests by unit owners to keep a pet must be accompanied by a completed pet registration form and license, health certificate and a certificate of insurance showing liability insurance expressly providing insurance coverage for the pet. The Board of Directors will respond to any such request in writing within ten days.
- d. A \$200.00 non-refundable fee will be charged if an owner or tenant brings a dog on the property without board WRITTEN APPROVAL.
- e. Unit owners must obtain and maintain liability insurance insuring against any and all damage caused by their pets. Proof of such insurance shall be submitted to the Board with the pet registration form.
- f. No pet shall create noise, odor, or be allowed to disturb other residents.
- g. Only (2) pet(s) per unit are permitted and no pets may be kept, bred or maintained for any commercial purpose.
- h. Pets shall not be permitted outside the unit on the common area of the Association unless accompanied by a responsible individual and kept on a hand leash of no more than 10 feet in length at all times.
- i. Each owner shall be responsible for the immediate removal of any droppings on common area, walks, hallways, or paved streets. All pet waste must be securely bagged and placed inside the dumpster.

- j. Any pet causing or creating a nuisance, or unreasonable disturbance or noise shall be permanently removed from the property upon seven (7) days written notice from the Board of Directors.
- k. The following is a list of banned dog breeds that will not be allowed: Pit Bulls - Staffordshire Terriers - Rottweilers - German Shepherds - Presa Canarios - Chows Chows - Doberman Pinschers - Akitas - Wolf-hybrids - Mastiffs - Cane Corsos - Great Danes - Alaskan Malamutes - Siberian Huskies - Sharpeis - Boxers or all mixed breeds with this list.
- l. Owners/residents who currently have a dog that appears on the banned list prior to the effective date of this amended pet rule will be grandfathered; however, there will be no replacement with any banned dog after the loss of said pet.
- m. Visitors to property may bring banned dog breed on property for the duration of a one-day visit but cannot remain on property overnight. Visitors with dog must follow house pet rules.
- n. Failure to remove a pet from the property after written notice by the Board will constitute a willful violation of the Rules and shall result in a \$500.00 fine in addition to all other penalties as provided by the Declaration, Bylaws and Rules.