

SOUTH COVE HEIGHTS CONDOMINIUM ASSOCIATION PET POLICY

The South Cove Heights Condominium Association (herein referred to as SCH) permits ownership of pets under the following rules and conditions. This policy is to encourage neighborly and responsible behavior by pet owners. Owners are held responsible for properly managing, training, and supervising their pets.

RESTRICTIONS

In order to ensure the health, safety, and welfare of all residents, no pet shall be allowed in the units or on the property without the prior written consent of the Board of Directors.

- 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 dies, is lost, or for any other reason is no longer kept on property, the owner must again apply for and receive a new approval to keep a pet. Service animals will be permitted pursuant to the provisions of the Fair Housing Act.
- b. The owner of a unit having a pet, or when renting to a pet owner, must notify the Board in writing through the property manager using the appropriate form attached to this policy. Only unit owners may complete and submit the required form.
- c. The owner of the unit shall be responsible for any and all damages caused by the pet and for violations of this rule by any tenants, residents, or guests at their unit and shall promptly pay any damage and/or fines.
- d. No pet shall create noise, odor, or be allowed to disturb other residents.
- e. Only two (2) pets per unit are permitted. No breeding is allowed.
- f. Owners shall pick up immediately after a pet defecates.
- g. 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 at all times.
- h. Pet owners shall indemnify the Board of Directors and SCH and hold it harmless against any loss or liability of any kind arising from their pets.
- i. Pursuant to the Association Insurance Provider, a risk is not eligible if any animal owned or kept has shown dangerous propensities or has been involved in any occurrence that resulted in bodily injury or property damage. A risk is also ineligible if the prospective insured(s) or applicant(s) own or keep any of the following animals: Akitas, American Staffordshire Terrier, Bull Mastiff, Cane Corso, Chow, Dingo, Doberman Pinschers, German Shepherds, Korean Jindo, New Yorkie, Pit Bull Terriers, Presa Canario, Rottweilers, Staffordshire Terrier, St. Francis Terrier, Wolf Hybrids, Mixed Breeds that include any of the above animals, Guard/Attack dogs, and any animal with a past history of biting or that demonstrates aggressive behavior.

The Board of Directors pursuant to policy and in compliance with all relevant statutes and regulations may amend these rules in its sole and absolute discretion at any time and from time to time.

Adopted by the South Cove Heights Board of Directors on this 25th day of January, 2022.

Donald Hooper, Robert Koester, Daniel O'Neill

SOUTH COVE HEIGHTS CONDOMINIUM ASSOCIATION

UNIT OWNER/TENANT PET REGISTRATION FORM

UNIT NUMBER: _____

Unit Owner Name: _____

Owner Mailing Address: _____

Telephone: _____ Email[s]: _____

PET OWNERSHIP [CHECK ONE]: Unit Owner: _____ Long Term Tenant _____ Family/Short Term Tenant/Guest _____

Tenant/Guest Name: _____

Tenant Liability Insurance Policy: Yes/No: _____ Effective Date: _____

Veterinarian Name/Telephone: _____

Tenant/Guest Contact Information while at SCH:

Telephone: _____ Email: _____

Telephone: _____ Email: _____

PET INFORMATION*: Number of Pets: _____

Type of Pet[s] – Cat, Dog, Other: #1 _____ #2 _____

Pet #1 Name & Color: _____ Pet #2 Name & Color: _____

Description/Pet #1 _____ Pet #2 _____
[Breed, Size, Sex]

I certify that the pet[s] named is fully licensed and complies with all health requirements including vaccinations and rabies shots in the jurisdiction wherein the pet[s] is licensed. I agree to keep the license, all health requirements and liability insurance current as long as same pet is in residence in the South Cove Heights Condominium Association, Eastman, Grantham, New Hampshire.

I agree to comply with any applicable provisions in the South Cove Heights Declaration/Bylaws, Rules and Policies. I certify that I have received copies of the aforementioned documentation.

Signature of TENANT: _____ **Date:** _____

Signature of UNIT OWNER: _____ **Date:** _____

The Unit Owner shall be responsible for the actions of their tenant[s] and/or guest[s] and shall be responsible for their compliance with all South Cove Heights Governing Documents, Rules and Policies.

*A copy of a current license must accompany this form: Send form and license copy to:

SCH Condo Association, PO Box 297, Grantham, NH 03753, or email to: office@belletterreus.com