

West Cove “A” Condominium Association
Grantham, New Hampshire
September 2014

PET POLICY

Amendments to Rules and Regulations dated December 2012

Pursuant to Article V, Section 9 of the By-Laws of the West Cove “A” Condominium Association, the Board of Directors met on September 5, 2014 and unanimously voted to approve the following changes to the Rules and Regulations Policy recorded at the Sullivan County Registry of Deeds on December 21, 2012:

Delete the existing ***Sections 12 through 18*** under ***Common Household Pets*** of the Rules and Regulations Policy and replace with the following:

12. No pets shall be allowed in residence [overnight or longer] in any unit without the prior written authorization of the Board. Pet authorizations are non-transferable. If a unit is sold, or an authorized pet is lost, dies, or for any other reason is no longer kept on the property, the owner must again apply for and receive new authorization to keep a pet.

13. Only unit owners may apply to the Board to keep a pet at a 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.

14. All requests by unit owners to keep a pet must be accompanied by a completed Pet Registration Form obtained from the office or the online site of the Board’s managing agent. Owners must certify on the form that the pet is licensed and in current compliance with health requirements where the pet is licensed, and that the owner and/or their tenant have liability insurance providing coverage for the pet. The Board or its managing agent will respond to any such request in writing as soon as reasonably possible.

15. No pet shall create unreasonable noise or odor or behave in a way that disturbs other residents. Failure to comply with the first written Notice of Violation warning will constitute a willful violation of the Rules and shall, in addition to all other penalties as provided by the Declaration, By-Laws and Rules, be subject to fines and penalties as described in ***Sections 36 through 39 (ENFORCEMENT COSTS/COMPLAINT AND APPEAL PROCEDURES/FINES)*** of the Rules and Regulations Policy dated December 2012.

In addition to all other penalties and fines, continued violation could result in written notice to remove the pet from Association property. All appeals must be submitted to the Board in writing in accordance with **Section 37** [a. through g.] of the Rules and Regulations Policy dated December 2012.

16. No pets may be kept, bred or maintained for commercial purpose.

17. Pets shall not be permitted outside the unit on the common or limited common areas of the Association unless accompanied by a responsible individual and carried or kept on a hand leash under close control at all times while on West Cove “A” common area. Unit owners are responsible for informing their guests and tenants of this rule and, in accordance with Article V, Section 7 (c) of the Bylaws, may be assessed damages to the property and any costs incurred by the Association in enforcing the rules for the control and regulation of pets in the limited and common areas.

18. Each owner shall be responsible for the immediate removal of any droppings on common and limited common areas.

Adopted by the West Cove “A” Board of Directors this 5th day of September, 2014.

Ernest Mills, Charles Rivenburg, Henry Morneau