

West Cove "D" Condominium Association

PET POLICY

Whereas, the Board of Directors of the West Cove "D" Condominium Association, is empowered to govern the affairs of the West Cove "D" Condominium Association pursuant to *Article IV, section 7 (c)* of the By-Laws,

Whereas, it is the intent that these rules shall be applicable to all Owners and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors; be it resolved that the following rules regarding the housing of household pets by Owners or an Owner's Tenants, are hereby adopted by the Board of Directors:

1. No pets shall be allowed in any unit without the prior written consent of the Board. Pet approvals are non-transferable. If a unit is sold or occupied by a new owner or tenant or if a current tenant plans to add an additional pet, the unit owner must again apply for and receive a new approval to keep a pet.
2. The unit owner(s), if they choose to maintain a pet or allow their tenant(s) to maintain a pet(s), must obtain the prior written consent of the Board. 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.
3. All requests to maintain a pet by the unit owner or the unit owner on behalf of their tenant must be accompanied by a completed and signed (by the Unit Owner) *Pet Registration Form* (obtained from the Management Company's office or their website) and a copy of the pet's current license. The Form requires certification that the pet is: licensed and where it is licensed, in current compliance with health requirements, and that the owner or the unit owner's tenant has liability insurance providing coverage for the pet. The Board will respond to each request in writing, within fourteen (14) days of receipt of the request and required documents.
4. 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 under their control on a hand leash at all times.
5. Each owner shall be responsible for the immediate removal of any droppings on common and limited common areas. Plastic bags containing droppings may be placed in a weekly trash bag and placed in the outside closet of condo for pickup. If droppings or plastic bags are left on limited or common area, the fine structure will apply.
6. No pet shall create unreasonable noise or odor or behave in a way that disturbs other residents. Repeated violations of this policy may result in the requirement that the pet be permanently removed from the property. Failure to remove a pet from the property after written notice by the Board will constitute a willful violation of the Rules and shall be subject to fines and further legal action.
7. No pets may be kept, bred or maintained for commercial purposes.

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8. Any costs incurred by the Association in enforcing the rules for the control and regulation of pets in the limited and common areas or for repair of damage to the property shall be assessed to the Unit Owner where the offending pet is in residence or visiting.
9. The number of pets per condominium is limited to a total of three (3) and not more than two (2) dogs.

Fine Structure for all Policy violations:

- The First Violation will result in a warning letter.
- The Second Violation will result in a \$50.00 fine.
- A Third and any subsequent Violations will result in a fine of \$100.00 per day for each offense.
- The Board may direct that legal action be taken to enforce the condominium instruments. The attorneys' fees and costs of such action will be assessed to the violating unit. Each day a violation remains unabated is a separate Violation.
- All fines and costs incurred by the Association as a result of a Violation are the responsibility of the Unit Owner and shall be an assessment against the Unit Owner's property and subject to all liens and collection powers of the Association.
- All fines will continue to accrue.

Right of Appeal

- Appeals must be received in writing within ten [10] days of date of Violation Notice. The appeal should include any documents, written statements or other evidence the Unit Owner considers relevant to the appeal. An owner's failure to comply with a request of the Board to provide additional information and/or attend a meeting mutually agreed upon shall be considered acceptance of the fine and/or removal of the pet.
- The Board of Directors will review the appeal and a written decision will be forwarded to the Unit Owner within fourteen [14] days receipt of the date of the appeal.

Adopted by the Board of Directors on this 11th day of June, 2013.

Geraldine Broderick,

Allan Goldsher,

Bonita Gordon