



Association of St. C Condominium Owners

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St. C Pet Policy Statement

Adopted by the Board of Directors on November 3, 2011

After carefully considering the pros and cons of pets in condominium apartments, St. C has decided to adopt a limited pet policy that allows owners committed to responsible pet ownership to have ONE domestic breed of feline (cat), rabbit, guinea pig, or hamster. Fish are also permitted so long as they are contained in no more than one commercially manufactured tank and that tank is no greater than ten (10) gallons in size. Also, any such fish tank must be secured to an adequately strong stand or other base so as to prevent the tank from falling, and must be maintained so as to prevent leakage.

In reaching this decision, the Board has weighed the costs and benefits commonly known to be related to pets occupying apartments. In particular, the Board considered the following potential negative impacts on other condominium occupants: noise, animal bodily waste, damage to the units and the common areas and attraction of pests and rodents.

The policy applies to all pets on the premises and will be strictly enforced. All owners are responsible for notifying their tenants, guests, real estate agents, property managers, and potential or actual purchasers of the units.

1. Screening/Registration

Any owner who wishes to keep a pet will first obtain the approval of the Board. A Pet Application and Registration Form must be completed, submitted and approved by the Board prior to any owner bringing the pet onto St. C property. If the pet is a cat, a current photograph must be attached and a description of the breed and size at adult age provided. A veterinarian's certificate indicating the pet has received all appropriate inoculations must also be submitted with the application.

2. Pet Policy

Permission to keep a pet is granted at the Board's sole discretion and is subject to owner's strict adherence to all aspects of this pet policy as follows:

(a) Owners may have the fore mentioned pets. Tenants are not allowed Pets.

(b) ONLY domesticated cats, rabbits, guinea pigs, hamsters and fish will be allowed and no resident will be allowed to keep more than one cat, rabbit, guinea pig or hamster, or as many fish as are appropriate for the tank (no greater than ten (10) gallons in size.)

(c) Cats must wear identification tags and all pets must be confined to their owner's apartment, must not be allowed to roam free and may not be tied unattended in any common area. Pets in transit are to be carried, restrained by a leash or placed in an animal carrier.

(d) No pet is to be left alone in an owner's apartment for an unreasonable period of time, during which time the pet creates a disturbance or any other emergency situation appears to exist with respect to the pet. If management is unable to contact the owner to remedy the situation, management may make necessary arrangements for the pet's care including removing the pet to a temporary home or

boarding kennel. St. C shall not be legally responsible to the pet's owner for any damages resulting therefore.

(e) Animal litter must be placed in tied plastic bags and may not be disposed of in toilets but must be disposed of appropriately.

(f) Pet owners are responsible for any damage to common areas caused by their pets.

(g) No pet shall be allowed to become a nuisance or create an unreasonable disturbance. Examples of nuisance-type behavior include personal injury or property damage caused by unruly behavior, continuous and/or incessant noise disturbing any person at any time of day or night, exhibit aggressive or vicious behavior or not being under complete control of a responsible human companion and on a handheld leash or in a pet carrier.

3. Pet Deposit

Owners are responsible for, and must immediately pay for, all damages or injuries caused by their pets. In addition, each owner who wishes to keep a pet must pay a pet deposit of \$250.00 upon signing the pet agreement. The deposit is not intended to be a limitation of liability for damages. When an owner who has paid a pet deposit no longer has the pet in their unit, the deposit is fully refundable if Management determines that there are no damages or other expenses caused by the pet.

4. Enforcement

If a complaint is not satisfied voluntarily, it must be put in writing, signed and presented to the St. C Board of Directors. If the problem is still unresolved after 3 confirmed violations, arrangements will be made for a hearing at which time the Board may require the permanent removal of any pet. If so determined, the pet shall be removed from the premises within ten (10) calendar days. The Board of Directors also has the authority to assess and collect fines for violations of the rules pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.

5. Compliance with the Americans with Disabilities Act

The foregoing policy notwithstanding, the Association shall comply with all requirements of the Americans with Disabilities Act.

I have read and understand the above pet policy.

Owner's Signature/Unit #: _____

Witness: _____

Date: _____