

Woodview Condominium Association

PET POLICY & REGISTRATION

Pet Registration

All pets must be registered with the association; failure to register a pet may result in a continuing daily fine. Only the unit owner may obtain approval to keep a pet in the association. Non-owners must obtain approval from the unit owner, who must complete the application on their tenant's behalf and submit the application to the association office before a pet may be approved to be kept in the unit. The owner is responsible for tenant's compliance with these rules. Pet registration forms are available from the association management or online at www.woodviewcondos.com/resources.

A copy of the city's license for a dog or cat and a pet photo are required.

Permissible Pets

No more than two (2) dogs or two (2) cats or one (1) dog and one (1) cat shall be permitted to be kept, harbored, or stay in any unit. In addition, tropical fish and small caged birds are permitted. No other type or kind of pet is permitted other than domesticated dogs, domesticated cats, tropical fish, and small caged birds.

No other animals, livestock, or poultry of any kind shall be kept, raised, bred, or maintained on premises.

Weight Limit No more than **30lbs full grown**

All cats and dogs must be spayed or neutered by six months of age unless the procedure is deemed medically unsafe by a veterinarian.

Restrictions

Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tied/tethered.

1. Pets must not be left unattended on patios or balconies **NO TETHERING**.
2. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier.
3. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in the appropriate waste container.
4. Cat litter may not be disposed of in toilets.
5. Pet caregivers are responsible for any damage caused by their pets. Any resulting damage to common areas will be repaired and the material and labor costs will be assessed to the pet owner.
6. Pets are never permitted in the pool areas, recreation centers, or association office.

Nuisance

No pet shall be allowed to become a nuisance or create any unreasonable disturbance.

1. Examples of nuisance behavior for the purposes of this paragraph are:
2. Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for 2 hour(s) or more to the disturbance of any person at any time of day or night.
3. Pets in common areas who are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than six feet in length or in a pet carrier.
4. Pets who relieve themselves on walls or floors of common areas.
5. Pets who are conspicuously unclean or parasite infested.
6. Notwithstanding any other provision herein, disabled individuals may keep assistance animals in their units. Furthermore, nothing herein shall hinder full access to the apartments and the common areas by individuals with disabilities.
7. Residents are responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as resident pets. No pet(s) of guests can stay in the unit for more than 14 days (consecutive or staggered) in any one-year period without prior written permission of the resident manager.
8. Pet caregivers shall indemnify the association and hold it harmless against loss or liability of any kind arising from their pet(s).

Aggressive Animals

No person may allow an animal, when unprovoked, to bite, attack, endanger, or inflict injury on another person or animal or chase or approach an individual in a menacing fashion or apparent attitude of attack. If a dog previously determined by the board to be aggressive attacks or bites a human being or a domestic animal without provocation, the owner shall be subject to significant fines and may be required to:

- (i) provide the association with proof of a current health certificate for the dog issued by a veterinarian;
- (ii) keep the dog muzzled at all times in the common areas and restrained by a substantial six foot or shorter chain or leash under control of a competent person,
- (iii) permanent removal from the property.

Any person who owns, harbors, or otherwise provides custody for a dangerous dog shall be responsible for any damage or injury caused by that dog, including, but not limited to, veterinary or medical bills or property damage.

Enforcement- Fines and Removal

1. There is a \$100 fine per occurrence for pet violations.
2. The board may order the permanent removal of any pet where cumulative fines related to the pet exceed \$500.

3. Any resident or managing agent personnel observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet caregiver in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed, and presented to the (board of directors, managing agent, resident manager, etc.). If the board is in agreement with such complaint, the pet caregiver will receive written notice of the violation.
4. The board of directors may require the permanent removal of any pet, if such pet is determined by the board to be a nuisance or a danger to the housing community and its residents.
5. If so determined, the pet caregiver will have 60 days to remove the pet from the premises.