



Wilton Shores East Condominium Association Inc pet Policies

A. Screening/Registration

Pet caregivers must complete a Pet Application Form before occupying the unit. If the pet is a dog or a cat, a current photograph should be attached. The board of directors, will present a copy of the house policies to the resident for review and signature.

B. Permissible Pets

1. Dogs Number Allowed 1 Weight Limit* 20 lbs _____
OR

2. Cats (Indoor) Number Allowed 2

3. Rabbits Number Allowed 0

4. Birds (2) small parakeets or two (2) canaries.

5. Small Caged Animals (limited to guinea pigs, hamsters, gerbils, ferrets, mice, and rats)
Number Allowed 2

C. Restrictions

1. Pets shall not be kept, bred, or used for any commercial purpose. All cats, dogs, rabbits, and ferrets must be spayed or neutered by six months of age unless the procedure is deemed medically unsafe by a veterinarian.

2. Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered. Pets must not be left unattended on patios or balconies. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier. Resident dog caregivers in transit may take their pet out of the building only by way of: the breezeways located north of the building.
Pets shall be exercised in the field located to the north of the building. At no time are pets to be in the courtyard area.

3. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in the following designated areas only: in the trash room. Cat litter may not be disposed of in toilets. No pet waste may be dropped down trash chutes unless securely double-bagged.

4. Pet blankets, beds or apparel are NOT to be laundered in the washer machines at any time nor are the dryers to be used for drying such items.

5, Pet caregivers are responsible for any damage caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the pet owner.

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

Examples of nuisance behavior for the purposes of this paragraph are:

- a. Pets whose unruly behavior causes personal injury or property damage.**
- b. Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for 1 hour(s) or more to the disturbance of any person at any time of day or night (check local animal nuisance laws) .**
- c. 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.**
- d. Pets who relieve themselves on walls or floors of common areas.**
- e. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.**
- f. Pets who are conspicuously unclean or parasite infested.**

7. 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.

8. Renters are not permitted to have any pets. No guests/visitors to Wilton Shores East are permitted to bring a pet on property at any time unless in the case of a seeing eye dog. ONLY unit owners are permitted to have a pet that must be approved by the board. Pets must not be left unattended on patios or front porch, they must be restrained by a leash at all times.

9. Pet caregivers shall indemnify the association and hold it harmless against loss or liability of any kind arising from their pet(s).

Enforcement

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. If upon the 3 violation(s) the problem is still unresolved, arrangements will be made for a hearing. (At the board’s discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof.)

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. If so determined, the pet caregiver will have 7 business days to remove the pet from the premises.

The board of directors also has the authority to assess and collect fines for violations of the house rules pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.

I acknowledge, understand & agree to abide by the above rules as stated.

Signature: _____

Printed Name: _____

Date: _____

Unit # _____