

STOCKBRIDGE CONDOMINIUM
POLICY RESOLUTION NO. 8
PET POLICIES

Rules and Regulations Regarding Pets

WHEREAS, Article III Section 1 of the Bylaws states that "The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Unit Owners Association and may do all such acts and things as are not by the Condominium Act or the Condominium Instruments required to be exercised and done by the Association;" and

WHEREAS, Article VI, Section 8(a)(8) of the Bylaws establishes certain requirements related to the keeping of household pets; and

WHEREAS, for the health, safety, welfare, comfort, and convenience of all Owners, the Board wishes to establish additional regulations for the keeping of pets at the condominium;

NOW, THEREFORE, BE IT RESOLVED THAT the following pet policies be adopted by the Board:

I. GENERAL PET GUIDELINES

A. Pet Categories. Pets shall be categorized as follows:

1. Ordinary House Pets shall include dogs, cats, ferrets, caged domesticated birds, hamsters, gerbils, and guinea pigs, aquarium fish, small snapping turtles and tortoises, domesticated rabbits, rats, and mice, and creatures normally maintained in a terrarium or aquarium. All Ordinary House Pets are permitted, subject to the guidelines in this Resolution.
2. Unusual House Pets shall include, without limitation, those animals not generally maintained as pets including any reptiles, anthropoids, felines other than domesticated cats, canines other than domesticated dogs, rodents, mammals, birds, and other creatures other than those listed in Subsection 1 above, or not maintained in a terrarium or aquarium. Unusual House Pets are prohibited.

B. Number of Pets. The number of Ordinary House Pets permitted per unit, excluding those maintained in an aquarium or terrarium, shall not exceed one per unit, without the prior approval of the Board of Directors.

II. REQUIREMENTS AND RESTRICTIONS

- A. Pet Owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the property.
- B. Pets shall not be permitted upon the Common Elements of the Condominium unless they are carried or leashed. No leash may exceed six feet in length.
- C. No pet may be leashed to any stationary object on the Common Elements.
- D. Pet Owners are responsible for any property damage, injury or disturbances their pet may cause or inflict.
- E. Commercial breeding of pets within the Condominium is prohibited.
- F. All pets must have and display, as appropriate, evidence of all required registrations and inoculations.
- G. Every female dog, while in heat, shall be kept confined in the Unit by its owner in such a manner that she will not be in contact with another dog nor create a nuisance by attracting other animals.
- H. Cats shall not be left unattended outside the Unit.
- I. No Owner shall inflict or cause cruelty in connection with any pet.
- J. Owners shall not feed pets other than their own, unless permission has been obtained from the Owner.

III. NUISANCES

The following shall be grounds for complaint and finding of a community nuisance:

- A. Pets running at large;
- B. Pets damaging, soiling, defecating on or defiling any private property (other than that of such pet's owner) or the Common Elements;
- C. Pets causing unsanitary, dangerous, or offensive conditions;
- D. Pets making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the Property.
- E. Causing or allowing any pet to molest, attack, or otherwise interfere with the freedom of movement of persons on the Common Elements, to chase vehicles, to attack other pets, or to create a disturbance in any other way;
- F. Failing to confine any female animal in heat to prevent the attraction of other animals;
- G. Using a vehicle as a kennel or cage.

IV. PROCEDURES FOR SOLVING PET PROBLEMS

Any Owner concerned with a pet-related problem should do the following:

- A. Attempt to arrive at a solution to the problem with the pet owner in a courteous and helpful manner.
- B. If personal attempts at a solution fail, then a written complaint should be filed with the Association and/or Managing Agent. The complaint should document the problem as thoroughly as possible. Documentation should include identification of the pet(s) involved, a complete description of the problem or disturbance, and dates and times of disturbances (whenever possible) as well as a brief description of informal attempts to solve the problem.
- C. Association staff or the Managing Agent will first attempt to obtain an informal solution to the problem. If such a solution is not possible, the Managing Agent will refer the matter to the Board of Directors which may initiate action under the Special Resolutions process; the Association may have offending pets removed from the Condominium upon ten (10) days written notice from the Board of Directors.
- D. Suspected stray pets should be reported to the appropriate Prince William County officials (for possible identification) prior to contacting the Association office or Managing Agent.
- E. All bites, attacks by pets, or diseased animals should be reported to both Prince William County and to the Association office and/or Managing Agent.
- F. Penalties for violation of applicable local ordinances may be enforced by the locality without regard to any remedies pursued by the Association.
- G. In the event of emergency only, the parties involved may take any actions deemed prudent to resolve the emergency without regard to the above procedures. A written report should be made to the Association office and/or Managing Agent.

STOCKBRIDGE CONDOMINIUM
RESOLUTIONS ACTION RECORD

Resolution Type Policy No. 8

Pertaining to: Rules and Regulations Regarding Pets

Duly adopted at a meeting of the Board of Directors of Stockbridge Condominium Unit Owners Association, held September 14, 1990.

Motion by: Frank Gordan Seconded by: Michael Gordan

OFFICER	VOTE:	NO	ABSTAIN	ABSENT
	YES			
<u>Frank Gordan</u> , President	<u>X</u>	_____	_____	_____
<u>Michael Gordan</u> , Vice President	<u>X</u>	_____	_____	_____
<u>Belinda Collins</u> , Secretary/Treasurer	<u>X</u>	_____	_____	_____

ATTEST:

Belinda Collins
Secretary

9/19/90
Date

FILE:

Book of Minutes - 1990

Resolution Effective, September 14, 1990