

Lakeview Estates Condominium Association Pet Policy

Effective April 15, 2022

Our association strives to ensure that our community has a high standard of pet ownership and that pets do not cause problems within our community. The association recognizes the value of pet ownership when pets are properly trained and maintained as family animals. It is also believed that the rights of co-owners to have pets should not infringe upon the rights of those who choose not to have pets. With this philosophy in mind, the following pet policy is set forth.

Whereas, Section 7.3h of the Bylaws states:

*That no animals except for 1 domestic cat or 1 domestic dog or 2 caged birds may be kept or maintained in any unit without written **prior** consent of the association, whose consent, if given, may be revoked at any time.*

That pets shall be kept only in compliance with the rules and regulations...and must at all times be kept under care and restraint and not allowed to run loose.

The association may adopt such other and additional pet policies as shall be deemed appropriate to protect the health, welfare and other interests of the association and co-owners.

1. All pets shall be confined to the interior of the unit except while on a leash and under the control and restraint of the owner or designated caretaker.
2. The Association pre-approves each unit to have any of the following:
 - a. One dog of any size.
 - b. Two dogs whose combined weight shall not exceed 60 lbs.
 - c. Two cats.
 - d. One dog of any size and one cat, or
 - e. Up to two caged birds.
3. Fish tanks with live fish are allowed. Any damage caused by a leaking, damaged or destroyed fish tank shall be the sole responsibility of the co-owner.
4. All cats must be indoor cats and not allowed to freely roam the association's property.
5. Pets may be tethered within the rear privacy area for no longer than 15 minutes each hour, provided the co-owner is home and attentive to their pet's behavior.
6. No pet shall be tied to a fence, tree, shrub or staked out on the common grounds of the association property unless in the presence of its owner or designated adult caretaker.
7. No pet shall be permitted to be a nuisance or cause a dangerous condition of any kind including the following:

- Excessive noise (barking, howling, yelping, growling) from either inside or outside co-owners unit.
- Damage to general common or limited common elements.
- Animal wastes must be cleaned up immediately outside a co-owner's unit.
- When walking the leashed pet, the co-owner must carry a means of picking up and disposing of animal wastes that occurs on any of the common areas, including the areas in front or rear of units.

8. No co-owner may maintain a kennel, cattery, animal daycare or sell animals from a unit.

9. If a unit is rented/non co-owner occupied, the co-owner or absentee owner of the unit will be held financially responsible for any damage or violations done by non co-owner's pet.

10. Pet owners are responsible for any tree, shrub or grass damage or destruction to general common or limited common elements caused by their pet on any or all of the common or limited elements of the association or within each unit's privacy area. The Association may arrange for replacement and the responsible co-owner will be assessed all costs involved with the replacement.

11. All dogs must be vaccinated for rabies and co-owners must be able to provide documentation of current vaccination at any time if requested by the Board or management company representative.

12. Any incidents of biting or attacking a person or pet by a co-owners pet should be immediately reported by calling 911.

13. Repeated violations of the pet policy may result in 1) supplemental monthly fees being assessed to defray the costs associated with dealing with infractions, and/or 2) the possible removal of the pet in accordance with the bylaws.

Any co-owner may submit a detailed, written complaint to the Association, regarding unattended or unleashed pets, waste not picked up, noise complaints, etc. Details must include a description of the pet, the address of the unit where the pet lives (if known) and the date and time of the incident.