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# THE LOFTS AT WETHERINGTON CONDOMINIUM ASSOCIATION

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## Pet Policy

Per the condominium declarations pets are only allowed with the Board's approval. Provided that pets and owners comply with the below rules, pets are allowed. However, any pet that is determined to be dangerous or vicious per Ohio State law must be immediately and permanently removed from The Lofts. Owner of said pet will not be allowed any other pets for a period of three years.

- Pets are subject to local, county, and state ordinances, which may be enforced without regard to the Association's Rules and Regulations.
- No unit is allowed to contain more than two (2) pets. Only common household pets are allowed – cats, dogs, or fish tank. Any other animal type must be approved by board on case-by-case basis in writing.
- Combined weight of all allowed pets (cats, dogs, or other approved household animals) in unit cannot exceed 40 pounds. Owner may be required to provide veterinary proof of weight. Fish tanks can weigh more. It is the tank owner's responsibility to insure that the weight of the aquarium is properly and safely supported – particularly on second floors.
- All pet feces must be picked up immediately.
- Pets may not be left unattended on patios, decks or any area of common areas. Common areas include hallways and stairwells. Pets cannot be on tie-outs; or tied to any supporting columns or other property.
- Pets are not allowed in the clubhouse or pool area.
- Pets must be on a leash at all times when you walk them outside your unit.
- Pets are not permitted to unreasonably bark, howl, make other loud noises, or produce smells which may disturb another resident and/or interferes with the peaceful enjoyment of their unit or common areas or other facilities.
- Pet owners are responsible for any disturbance, property damage, or injury their pet may cause or inflict. This includes damage to bushes and trees where dogs urinate.
- The Board can require any pet that exhibits aggressive behavior, as determined by the Board, to wear a muzzle in common areas.
- Property owners who lease their unit(s) may further restrict if pets are allowed. If allowed, property owner must obtain from their tenants a signed copy of this pet policy.
- No doghouse or similar structure may be constructed or placed on any part of the condominium property, including patios, decks, garages or common areas.
- Pets may not be raised, bred, or kept for commercial purposes.

**IMPORTANT: The Association has the legal right to enforce the above rules. This includes the levying of enforcement fees against the owner of the unit.**