

UNIT OWNERS ASSOCIATION
DOMINION STATION CONDOMINIUM

POLICY RESOLUTION #01-02

Pet Policies

WHEREAS, pursuant to Article III, Section 2 of the By-Laws of Dominion Station Condominium, the Board of Directors of the Unit Owners Association of the Condominium may, from time to time, adopt rules and regulations related to the Board's duties and responsibilities; and

WHEREAS, Article XX, Section 1 (h) of the Association Declaration provides that unit owners may keep "small, orderly domestic pets (e.g., dogs, cats or caged birds) not to exceed one cat or dog and one bird per unit..." subject to the rules and regulations adopted by the Board of Directors; and

WHEREAS, it has come to the attention of the Board of Directors that the provisions of Article XX, Section 1(h) were not enforced on a consistent basis while the Association was under the control of the Developer and that there is a need to establish and enforce a consistent policy regarding pets for the mutual convenience and enjoyment of the Property by all owners and residents.

NOW, THEREFORE, the Board of Directors hereby adopts the following policy regarding pets to be effective on the date referenced below:

1. Unit owners may own and keep within their unit one (1) pet dog or cat and up to one (1) caged bird, provided said animals are not kept nor maintained for commercial purposes or for breeding. Owners may apply for permission to keep other types of domesticated pets but only the referenced pets shall be allowed without permission.
2. Pets shall not be permitted upon any of the Common Elements unless they are carried, caged, or leashed and accompanied at all times by an individual. Pets shall not be left unattended outside of the unit including any stairwell, balcony or patio.
3. Unit Owners shall promptly collect and remove all excrement from his or her pet from the common elements.
4. All pets shall be inoculated and licensed as required by law and wear all appropriate tags as required by law. Unit Owners are ultimately responsible for the adherence to these By-laws by the Unit Owner's family members, guests and tenants.
5. The Board of Directors, after affording the responsible Unit Owner/resident a right to a

hearing, shall have the exclusive authority to declare any pet a nuisance (e.g., excessive barking or other incidents of violent or intimidating behavior) and thereafter to require the removal of such pet from the Condominium upon ten (10) days written notice.

6. Unit Owners must register their pet(s) with the Board as required by the Declaration. Registration forms may be obtained from the site manager and shall contain a description of the pet including breed, sex, weight, age, color(s) and any registration or license number issued to said animal by the local or county authority. Registration will be required by ALL pet owners, whether or not the pet is living in the community at the effective time of this Resolution set forth below.
7. As a result of the failure of the Developer to consistently enforce the provision of the Declaration with respect to pets and the registration thereof, the Board will consider requests from Unit Owners to grandfather specific existing pets if the aggregate number of pets living in the unit at the time of this resolution exceeds one (1) dog or cat and one bird. However, such requests for grandfathering must be received, in writing, not later than 45 days following the date that this resolution is mailed to the membership as referenced below. Such grandfathering will only apply to existing pets living within the community and such rights will not be transferable to new or future owners or tenants. Unit owners may only replace a grandfathered pet when the pet is removed from the community, passes away, etc., if replacement would mean the total number of pets in the unit would not exceed one (1) dog or cat and one (1) bird.
8. The Board of Directors shall have the right to specially assess any Unit Owner for damages, including costs and reasonable attorney fees, associated with or due to the conduct of any animals housed or residing in the Unit Owner's unit.
9. No pets, other than those pets registered with the Board, shall be permitted at any time within the Condominium.

The effective date of this Resolution shall be June 30, 2001.

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By: 
Rob Coffman, President