

SEAWINDS TOWNHOUSE CONDOMINIUM
ASSOCIATION, LLC
PET POLICY
July 2024)

A. **Pet Types Permitted – General Rules**

1. No animal, other than common domestic household pets, shall be kept or maintained in any unit. Exotic pets are strictly prohibited
2. Pets may not be kept or bred for commercial purposes.
3. Dogs will be limited to ***one (1) dog per unit.***
4. Cats will be limited to ***two (2) cats per unit.***
5. No attack dogs, or dogs of an aggressive nature or temperament are permitted, including, but not limited to, Rottweiler and Pit Bull breeds.
6. Dogs weighing more than **70 pounds** are prohibited.
7. Only unit owners are allowed to have pets. Any renters are held to and restricted to a “No Pet Policy”. In other words, **renters are not allowed to have pets.**

B. **Pet Supervision**

1. Pets are to be walked off the Association Property. Be reminded that the city maintains laws regarding picking up dog waste and the city of Long Branch, as well as SeaWinds Condo Association takes any reported violation very seriously.
2. **In no event shall any pet be permitted on any portion of the common elements.** Pets are not allowed to urinate or defecate on the Association Property and specifically on a non-impervious surface.
3. Pets must be always under direct supervision and control of pet owners while outdoors. Dogs may not be left on decks or patios or tethered by chains or leashes if the pet owner is not physically present.
4. Pets permitted by the Association must be carried or leashed on leashes not to exceed six (6) feet and will not be allowed to roam free.
5. Pet feeding devices, tethering stakes, housing and litter boxes are prohibited outdoors.

C. **Owner Responsibilities**

1. Pet Owners are responsible for cleaning up after their pet.
 - a. Owners are required to remove their pet’s waste from all outside areas **IMMEDIATELY.**
 - b. When dogs urinate on the lawn, it may cause burn out spots due to the concentrated nitrogen in a dog’s urine. Owners are required to water down the urine spots to prevent burn out, when outside. (Owners must be prepared for these occasional incidents by carrying a container of water when walking the dog.)
2. Owners are responsible for preventing noises such as dog barking or birds chirping to the extent that they disturb neighbors.
3. If an owner has a dog that barks excessively, they are required to take one of the following actions:
 - a. The dog must be taken to behavioral training
 - b. The dog must wear a citronella collar
4. Pet owners bear full responsibility for personal injuries or property damage caused by their pets.
5. Unit owners bear full responsibility for service animals owned by their tenants and any damages caused by those animals.

D Pet Registration

- a. Unit Owners must register their dog with SeaWinds' management company within one week of taking up residence at SeaWinds. Along with the registration form, the owner must submit proof of a current government issued license. On the registration form, pet owners must affirm that they have read the SeaWinds Pet Policy and will abide by the policy as set forth. **Dog owners must submit a one-time registration fee of \$100.00 when registering their pet.**
- b. **Unit owners will be subject to fines of \$100 per month for maintaining an unregistered dog / service animal on the SeaWinds premises.**
- c. All dog and cat owners must continually maintain a rabies vaccination for their pets which are 4 months of age or older.
- d. Renters, who lease units at SeaWinds, per our rules and regulations are not allowed to have pets. **The Board must approve all renter requests for service animals in advance.** If the Board approves a renter to have a service animal, that animal must be registered per the guidelines of this policy, pay the registration fee and the renter must abide by all rules. As with all Association policies, the Unit owner is directly responsible to ensure that the tenant abides by the SeaWinds pet policy and will be responsible for any unpaid fines.

D. Property Damage

- a. Property damage could occur to common landscaping and/or common property if pet owners do not follow Pet Policy rules and keep pets off common elements.
- b. Examples of damage
 - i. Burnt out spots on the grass due to pet urine.
 - ii. Bushes or plants ripped out or trampled.
 - iii. Building structures chewed or scratched
- c. Pet owners will be billed to fix any damages.

E. Policy Enforcement

If the pet owner fails to correct violations of this policy, and continually fails to adhere to the Pet Policy, they will be fined as outlined below

1. **First Violation:** The offending party shall receive a fine of **\$50.00.**
2. **Second Violation:** The offending party shall receive a fine of **\$100.00.**
3. **Third Violation:** The offending party shall receive a fine of **\$200.00.**
4. If there is failure to remit payment to cover assessed fine(s), the fine(s) shall constitute a lien on the pet owner's property and shall be collected in the same manner as an assessment.
5. Violations of the Long Branch Animal Control Laws are subject to civil monetary penalties, ranging from \$25-\$500, criminal penalties, and/or mandatory appearances before the Animal Matters Hearing Board.