

# EAST LANSING CITY CENTER CONDOMINIUM ASSOCIATION

## PET POLICY

Pets are welcome residents of the ELCCC, as long as the following rules and regulations are followed:

- \*\*Pet owners are responsible for the immediate removal and proper disposal of the waste of their pets from the common elements, which include the limited common elements, and for the costs of any cleaning services required to restore the elements.
- Pets must be maintained so as to not be obnoxious on account of noise, odor, or unsanitary conditions.
- Pets shall not be permitted on the common elements, unless carried, in a pet carrier, or restrained on a leash.
- No pet shall be allowed to create a nuisance or unreasonable disturbance. Any pet which becomes a nuisance must be removed from the common elements immediately.
- Pet owners are responsible for any property damage, injury, or disturbances their pets may cause or inflict.
- It is the responsibility of pet owners to properly inoculate and register their pets as required by local ordinance.
- Any person who causes or permits an animal to be brought or kept on the condominium property shall indemnify and hold harmless the Association for any loss, damage or liability which the Association may sustain as a result of the presence of such animal on the condominium property.
- Any Owner or Occupant who houses a pet which pet is the subject of three (3) or more justifiable complaints of violations of these rules and regulations shall permanently remove the pet from the Unit upon notice from the Board.

### **Failure to follow this policy will result in the following penalties:**

1. The co-owner will be given 6 days to correct the situation (except \*\*) or \$125.00 management fee and a fine of \$100 will be charged to their account and a letter of notification will be mailed.
2. After 6 days of the dated letter, if no communication has taken place and the alleged violation is not cured or is being repeated, then the fee and charges will be applied each 6 days until the situation has been resolved.

In addition to the above penalties, the Board shall have the authority to make regular assessments against any and all Owners of Units which house pets for the purpose of paying any additional costs which may be involved in maintaining and/or repairing the Property as a direct or indirect result of the housing of pets, which assessments may be enforced by the same collection means of enforcing assessments for Common Expenses.

\*\*If proper clean up and pick up of pets is not done immediately then the co-owner of the unit the pet lives or visited will be responsible for the cost for cleanup, \$125.00 management fee, and \$100.00 fine.