

YORKSHIRE SQUARE CONDOMINIUM ASSOCIATION

PET POLICY

REGULATIONS

1. All pets shall be confined to interior of unit except while on a leash or under owner's direct control.
2. No pet shall be tied to a tree, shrub, or staked out on common elements.
3. No pet shall be permitted to be a nuisance or cause a dangerous condition of any kind. The following will be deemed as such under the provisions of this policy:
 - a. Excessive noise from either inside or outside a co-owner's unit.
 - b. Damage to common or limited common elements, trees, grass or shrubs.
 - c. Animal wastes not cleaned up, from any common element or exterior elements of units.
4. No resident may maintain a kennel or sell dogs (cats) from a unit.
5. If a unit is rented, the co-owner (i.e. absentee owner) of the unit will be held financially responsible for any damage done by the renter's pet.
6. All pets shall be registered with the Association by submission of the attached Pet Registration and Permission Form.
7. Once an approved pet is removed from a condominium unit by eviction or natural causes, it may not be returned or replaced without the written approval of the Board of Directors.

REPORTING PROCEDURES

1. Any pet running loose on common elements without owner's supervision will come under the City of Milan ordinance stating that such pets are to be picked up by the animal control officer. (Note: Any homeowner may report a stray pet to the police department.)
2. Any incident of biting, etc., involving a person and pet should be reported by the individual involved to an appropriate county or city agency.

FINES AND PENALTIES

1. Any co-owner or Association personnel may submit a written complaint to the Board of Directors against pets which violate any of the above regulations. The complaint should include the following information.
 - a. Description of pet
 - b. Nature of complaint
 - c. Address of unit where pet lives, if known
 - d. Date of incident

2. Pet complaint procedure will be written warning for first complaint, \$20 fine for 2nd complaint, \$40 fine for 3rd complaint, and an increment of \$20 for each subsequent complaint.
3. At any time following the receipt of the second pet complaint concerning an individual pet, the Board of Directors may, in addition to the fines set forth above, elect to establish a probationary period with regard to said pet or require its eviction from the Condominium. If the Board of Directors determines that eviction is necessary, the co-owner (renter) shall remove the offending pet from the Condominium, and, in failure of such compliance with this provision, the Board of Directors shall be authorized to remove the pet from the Condominium and deliver it to the Washtenaw County Humane Society for disposition.
4. A \$25 fine will be levied each time maintenance personnel are required to clean up animal waste left by a co-owner's (renter's) pet.
5. A pet owner is responsible for any tree, grass, or shrub damage due to pet excreta in the area of his unit. The co-owner is responsible for comparable replacement. If replacement is not arranged for within one month after a complaint is issued, the Association will arrange for replacement and the co-owner fined the replacement cost.
6. A copy of the complaint will be filed with the management agent. Fines are to be paid with the next month's Association fee. Interest will accrue on all unpaid fines.

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Pet Registration and Permission Form

1. Registration is required by the Association before permission is granted by the Board of Directors for residents to have a pet. The form must be accompanied by a recent photo of the pet.

2. The registration requirement, including the picture, protects the pet owner as well as other residents. Should one's pet get lost, employees of the Association can return it to the registered owner.

3. Completed registration forms must be returned to_____.

4. If approved, a copy of the executed Permission Form will be sent to the owner. If not approved, the owner will be duly notified.

Pet owner's name_____ Phone_____

Address_____

Kind of pet_____ Male_____ Female_____ Weight_____

Complete description of pet, including name_____

Municipal License Number_____ (Without a required license, registration with the Association will not be considered for approval).

I have read the Condominium By-Laws of Yorkshire Square Condominium Association and understand the sections in them pertaining to pets. I agree to abide by the Condominium By-Laws and the pet rules set forth by the Board of Directors, and I agree that if the Board notifies me that my pet has been repeatedly in violation of the Condominium By-Laws and/or pet rules, I will remove my pet permanently from the Condominium property.

Signature of Pet Owner Date

Signature of Pet Owner Date

ATTACH PET
PICTURE HERE

YORKSHIRE SQUARE CONDOMINIUM ASSOCIATION

By:_____
Date