

Ten Mayberry Drive  
c o n d o m i n i u m s

**Pet Rules**

Effective 03/01/2025

**1. Fill Out New Pet Request Form:** Unit Owners and Landlord Unit Owners must submit a Pet Request Form and be given approval to keep a small pet such as one (1) small dog or one (1) cat. Only one (1) pet per Unit at any given time is allowed. Livestock (such as chickens, goats, cows, horses, etc.), birds or any poisonous animals/insects/reptiles/snakes are not permitted.

Approval may be given if:

- I. A full adult pet must weigh 25 pounds or less and be determined suitable for a garden style condo space living.
- II. Pets should be well trained/behaved as to not interfere with the reasonable safety, peace and comfort of neighbors (see rule #8 below).
- III. Condo Association must approve the request before you can keep a pet.

**2. Leashing and Supervision:** Pets must be supervised and kept on a leash and/or carried at all times while in common areas. This includes both indoor spaces such as hallways, staircases, laundry rooms, and other shared areas, as well as outdoor common areas. Dogs are strictly prohibited from relieving themselves in any indoor common areas.

**3. Keep Dogs Off Grass and Mulched Areas:** For lawn health, do not allow your dog to roam freely or walk your pet on the lawn which can lead to patches of dead grass due to urine burns and excessive digging. It is unsightly and costly to repair. Dog feces left on the lawn can spread harmful bacteria and parasites, posing a health risk to both humans and other animals. Keeping dogs leashed and on the walkways helps maintain a clean and safe environment for all. THIS MEANS NO PEE AND NO POOP ON THE LAWN!

**4. Designated Pet Waste and Walking Areas:** Dogs may not be walked or allowed to relieve themselves anywhere on the property except for along the back wooded area behind the parking lot spaces 1 through 11.

**5. Prompt Disposal:** All pet waste must be immediately disposed of. This ensures a clean, safe and hygienic environment for all residents.

**6. Restrictions on Decks:** For the safety of the animal and consideration of all residents, pets are strictly prohibited from accessing decks. They may not be tied to any portion of the deck, patio, or railing, to prevent accidents and disturbances.

**7. No Excessive Barking:** Excessive barking or crying by dogs or any pet can cause disturbances and discomfort to fellow residents. **Definition of excessive barking is 10 minutes or more of continuous barking which is considered a noise nuisance under the Condo Rules and Regulations.** It is essential for pet owners to take measures to minimize noise levels and ensure that their dog does not disturb others. Please consider a bark collar or pet sitting service while you are away.

**8. No Biting or Aggressive Behavior Allowed:** Any dog or pet exhibiting biting or aggressive behavior will be asked to be removed from the premises or be reported to the Town's animal control.

**9. Unit Owners Responsible for Injuries or Damage to Property:** Pet owners are legally accountable for any personal injuries or property damages inflicted by their pets.

**10. Pet Training Recommendation:** For the safety of all residents, please properly and professionally train your pet to reduce the likelihood of excessive barking/crying, destructive habits, aggression or disobedience. Properly training your dog demonstrates responsible pet ownership and will reduce the likelihood of conflicts with neighbors and or authorities.

**11. Pet Rule Violation Fines:**

Pet rule violations can result in significant fines, which are enforced to ensure compliance and preserve the community's harmony. Unit Owners are responsible for any fines incurred due to their pets' actions, even if the violation is caused by a household member or tenant. Common violations include failure to leash pets in common areas, improper waste disposal, excessive noise, or any behavior that disrupts neighbors. To avoid penalties, it is essential to familiarize your household with the rules, train your pets appropriately and take all necessary steps to ensure they do not cause disturbances or damage.

**12. Annual Dog Licensing Requirement by Town due by March 31st:** In accordance with the Town of Westborough Bylaws, it is required that every dog owner license their dog before March 31st each year. Failure to comply may result in a fine of \$50 imposed by the Animal Control Officer, as per MGL Chapter 140, Section 141. You are required to send proof of registration to [TenMayberryTrust@gmail.com](mailto:TenMayberryTrust@gmail.com) by March 31 each year or the Unit Owner will be fined \$25.00 per month until the dog is properly registered.

**13. Annual Rabies Requirement due by March 31st:** As mandated by Massachusetts General Laws (MGL) Chapter 140, Sections 137 & 137A, all dogs within the

Commonwealth must be vaccinated annually. This ensures that every dog has been vaccinated against rabies, promoting public health and safety. You are required to send proof of vaccination to [TenMayberryTrust@gmail.com](mailto:TenMayberryTrust@gmail.com) by March 31 each year or the Unit Owner will be fined \$25.00 per month until the dog is properly vaccinated.

For more information about dog licenses and rabies vaccination laws, please call Westborough Town Hall at 508-871-5100 or visit the Town's website.

**14. Annual Pet Compliance Form for Existing Pets:** The Yearly Pet Compliance form serves as an essential document ensuring legal status of existing pets within your unit and in the condo community. The form requires pet owners to provide updated information regarding their dog or pet status. This includes vaccinations, licenses, and any changes in ownership or contact details. It serves as a means to uphold regulations, promote responsible pet ownership, and maintain a safe environment for all residents.

By completing this form annually, pet owners demonstrate their commitment to adhering to Town Dog and Pet laws and ensuring their pet is properly cared for and accounted for within the community. This form must be filled out each year and sent to [TenMayberryTrust@gmail.com](mailto:TenMayberryTrust@gmail.com) and is due by *March 31<sup>st</sup> of each year*. Failure to submit the form, the Unit Owner will be fined \$25.00 per month until the Yearly Pet Compliance Form is properly submitted to the condo association.

Thank you for your cooperation in adhering to these pet rules, which contribute to safety and the well-being of our condo community.