

LA CASCATA HOMEOWNERS ASSOCIATION

320 Via Cascata Drive, Clementon, NJ 08021 - (856) 783-6933

PET POLICY

1. Domesticated animals other than dogs or cats may be kept and maintained in a unit provided that the owner takes any and all reasonable steps to insure the safety of all owners and occupants. In no event shall any domesticated animal of any kind be permitted without full compliance with the requirements of this policy. No undomesticated animals of any kind shall be maintained in any unit.
2. In addition to complying with all rules and regulations promulgated by the Association, any owner maintaining any animal in his/her unit shall be bound by and required to comply with any and all ordinances of the Township of Gloucester including, but not limited to, Township Ordinance No. 0-83-41, or any and all other Township ordinances or state regulations.
3. No domesticated animals shall be permitted to roam freely in the common area or on any common thoroughfare, sidewalk, play area or any other place within the Association boundaries, or upon any private property that is not securely fenced. Any and all pets shall be properly controlled and leashed as appropriate when outside of a unit.
4. When walking pets, owners must take reasonable steps to insure that the animal does not damage any lawn, shrubs, flowers, grounds or property owned and maintained by the Association and /or other unit owners and shall take reasonable steps to prevent the soiling of property. Owners shall have with them, whenever walking their pets, appropriate means for disposal of animal waste.
5. Pet owners must take reasonable steps and actions in disposing of feces or animal droppings by placing such matter into a disposable bag or otherwise removing animal feces and placing same in an appropriate trash receptacle. In no event may uncontained feces or droppings be disposed of on Association property or the private property of owners to the extent that an odor may be noticeable to any adjoining property owner or to the extent that same results in a nuisance.
6. Any owner whose animal causes damages to the common areas or the private property of others shall be responsible for the costs and expenses resulting directly or indirectly from those damages, and to the extent that damages are caused to the common area, same shall be enforceable and collectible against the owner as if same was a common expense as set forth in the Declaration and By-Laws.
7. Any animal which the Board of Trustees deems to be vicious or dangerous to owners of lots, occupants, guests, tenants or others, shall be removed by the owner of the animal after notice of the determination. In the event that the Board determines that an animal's vicious nature poses an immediate threat to the health, safety and welfare of other occupants, the Board need not notify the animal's owner and may take emergent steps to have the animal removed if not voluntarily removed by the owner.
8. Any violation of this pet policy may result in the assessment of fines. Additionally, the Association reserves the right to take any and all appropriate legal action in dealing with violations of this pet policy including, but not limited to, forcing removal of any animal deemed dangerous, unkempt, vicious, unhealthy, or abused.