

Pet Policy for Eastridge Condominium  
To be added to the Rules and Regulations  
Dated August 16, 2021

This Pet Policy is geared to accommodate the wishes of residents who want to own pets while, at the same time, protecting all residents from undue noise, aggressive behavior, messes, disturbances or other situations causing discomfort to another Unit Owner as a result of that pet ownership. A pet's acceptability on the premises shall be based on the owner's control, consideration of the community property and courteous for all neighbors.

**Definitions:**

**Pet Ownership.** Pet ownership is a conditional right and responsibility.

**Owner's Pet.** For the Eastridge Owners a pet is considered the allowed pet of one (1) or two (2) cats.

**Service Animal.** A service animal means any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability.

**Emotional Support Animal.** Emotional Support Animals are often used as part of a medical treatment plan as therapy animals.

**Visiting Pets.** A visiting pet is a dog or cat that is not residing permanently with an Owner(s) at Eastridge. The pet is owned by a guest visiting an Owner. A Visiting Pet is allowed to stay as a guest of the Unit Owner for a maximum of seven (7) days. A request for an extension of this time must be submitted in writing to the Board.

a. Each Unit Owner may keep a maximum number of two (2) cats. Cats must be spayed or neutered. No dogs, livestock, poultry, wild, exotic animals or reptiles are allowed to be kept in a Unit, Common Area or Limited Common Area or anywhere on the Eastridge Campus.

b. Owners who rent their Unit to another person(s) will determine if they will allow the tenant to have an Owner Pet as defined in this policy. A copy of this pet policy must be given to all tenants that are allowed to have an Owner Pet. Owners will ultimately be responsible for any fines that may occur if their tenant violates any of the rules in this policy.

c. The rules of the City of Wausau and Marathon County regarding pets, service animals and emotional support animals fully apply and all must be current on shots, and must be licensed in Wausau.

Following is a link to The City of Wausau Chapter 8 governing animals and animal control within the City for reference.

<https://www.ci.wausau.wi.us/Portals/0/Departments/Clerk/Documents/OLD-CodeBook/wau08tx.pdf>

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- d. No Owner's Pet, Service Animal, Emotional Support Animal or Visiting Pet is allowed to be outside the Owner's Unit unless restrained by a short leash or animal carrier and attended by a responsible person. The leash or placement in a carrier should be put in place before leaving the Unit. Owner's Pet, Service Animal, Emotional Support Animal or Visiting Pet are NOT allowed to be off leash when in Common Elements which include, hallways, stairwells, elevator, lobby, garage and lawn areas. There are NO exceptions.
- e. Owner's Pets, Service Animal, Emotional Support Animal or Visiting Pet are not permitted to roam freely outside or within Common and Limited Common Areas at any time. Owner's Pets, Service Animal, Emotional Support Animal or Visiting Pet can be outside of the Unit only if restrained by a short leash and attended by a responsible person.
- f. All Owner's Pet, Service Animal, Emotional Support Animal or Visiting Pet feces deposited on Limited Common Areas and Common Areas are to be removed IMMEDIATELY and properly disposed of, regardless of the weather conditions. The only area allowed for Service Animals, Emotional Support Animals that are dogs, and Visiting Pets that are dog(s) to eliminate is the grassy area located adjacent to the enclosed garbage area. If an Owner is allowing their Service Animal or Emotional Support Animal or a Visiting Pet that is a dog to use other areas of the Eastridge Campus for elimination, the Owners will be fined according to the Fine Schedule outlined in this Policy. That includes the Owner who is hosting a Visiting Pet.
- g. The cost to repair any damage by any Owner's Pet, Service Animal, Emotional Support Animal or Visiting Pet to landscaping or any Common Area inside and outside of the building will be assessed to the Unit Owner to include the Unit Owner who is hosting a Visiting Pet.
- h. Owner's Pet, Service Animal, Emotional Support Animal or Visiting Pet owners are responsible for cleaning up after their pets and animals inside the building, including but not limited to wiping paws in inclement weather.
- i. No Owner's Pet, Service Animal, Emotional Support Animal or Visiting Pet are allowed to be tethered or staked outside of the Unit, in Common Areas or Limited Common Areas to include patio and balcony areas. No pet is allowed to be attached to any tree, decks, docks, or other structures on the Eastridge Campus. Pet shelters are not allowed on decks, patios or any Common Areas and Limited Common Areas.
- j. Excessive barking or other noise or intimidating behavior by an Owner's Pet, Service Animal, Emotional Support Animal or Visiting Pet is NOT permitted and is and will be considered to be a nuisance. Violations of the Nuisance Policy of the Bylaws and Rules and Regulations will be dealt with according to these policies.
- k. Any Owner, Renter, or Visitor that has an unauthorized pet or animal will be fined \$200 a week for each unauthorized animal found within their Unit(s) or on the Eastridge Campus until the pet

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or animal is removed. After a period of 14 days if the pet is not removed the Board will seek legal action against the Owner.

l. All Owners will be solely responsible for their guest(s) with a Visiting Pet.

m. Any unattended Owner's Pet, Service Animal, Emotional Support Animal or Visiting Pet that is found on the Eastridge Campus either inside or outside will be reported to the Wausau Animal Control Officer.

o. The Board will reserve the right to terminate Pet Ownership to any Unit Owner who has an offending Owner Pet that consistently violates these rules and will at their sole discretion require the removal of the offending Owner Pet.

p. The Board will reserve the right to require any Service Animal, Emotional Support Animal or Visiting Pet that consistently violates these rules be removed from the Eastridge Campus in accordance with

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The following action will be taken by the Board of Directors to enforce Pet Policies:

1. First Violation: A \$50.00 fine will be levied for each offence of: Owner's Pet, Service Animal, Emotional Support Animal or Visiting Pet listed below but not limited to

- fecal matter not removed immediately or upon written notification
- an unsupervised Owner Pet, Service Animal, Emotional Support Animal or Visiting Pet caught unleashed or unattended (including unleashed in hallway, lobby, elevator, garage, or anywhere on the property)
- any Owner Pet, Service Animal, Emotional Support Animal or Visiting Pet deemed to be a nuisance or creating a nuisance or unreasonable disturbance or noise.

2. Second Violation: A \$150 fine will be levied.

3. Third Violation: A \$200 fine will be levied.

4. Any Subsequent Violation: The Board reserved the right to have the offending Owner Pet, Service Animal, Emotional Support Animal or Visiting Pet removed from the property.