

# Royal Manor Pet Policy

## Adopted

### 03/06/17

The provisions noted here have been adopted by the Executive Board and will go into effect 30 days after acceptance date.

#### **A. Registration**

Owners must complete a Pet Form within 5 days of pet taking residency at unit.

- If the pet is a cat or dog a current photograph should be attached and provided to management along with a onetime \$25 fee Dogs or Cats.
- ALL PETS must be registered with management.
- Anyone in violation of current pet policy MUST comply with these rules.

**B. Additional Fees:** Anyone wishing to maintain a pet at their unit shall pay the following monthly fee.

- (i) Dog- \$10/month
- (ii) Cat- \$5/month/per cat
- (iii) Caged animal \$0

#### **C. Permissible Pets (2 limit):**

Any combination of the following pet(s) are permitted with a maximum of 2 TOTAL pets.

1. **Small Caged Animals** (limited to guinea pigs, hamsters, gerbils)
2. **Cats**
3. **Parakeets**

**D. Permissible Pets (1 Limit)-** Only one dog is permitted with no other pet.

1. **Dogs** –See restrictions below.

**E. Non-Permissible Pets:** Pets that are not permitted include:

- (i) Anything that could be classified as a farm animal (goat, pig etc...),
- (ii) Dangerous dogs including (but not limited to ) any type of dog breed or characterized as Pit Bull, Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canarios, Chow Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Cane Coros, Great Danes, Alaskan Malamutes or Siberian Huskies
- (iii) Dogs larger than 35 lbs except Labs or Golden Retrievers. (further exceptions are at board's discretion)
- (iv) Outdoor Cats
- (v) Rodents (except as permitted in #C 1. above)
- (vi) Reptiles or Amphibians
- (vii) Birds (Except parakeets)

## F. Restrictions/Rules

1. Only OWNER occupied units are permitted pets.
2. Pets shall not be kept, bred, or used for any commercial purpose. All cats and dogs must be spayed or neutered by six months of age unless the procedure is deemed medically unsafe by a veterinarian.
3. Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered. Pets must not be left unattended on patios or balconies. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier. Resident dog caregivers in transit may take their pet out of the building.
4. Pets shall be exercised in rear 'courtyard' area of building.
5. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in the following designated areas only:  
Exterior trash receptacle. Cat litter may not be disposed of in toilets. Cat litter must be double bagged and thrown away in the trash cans in Garage C. **No pet waste may be dropped down trash chutes.**
6. Pet Owners shall not use common washers and dryers to launder pets' bedding, toys, blankets, etc.
7. Pet Owners are responsible for any damage caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the pet owner.
8. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. The Association reserves the right to have any pet removed that is found guilty of being a nuisance pet.

Examples of nuisance behavior for the purposes of this paragraph included but are not limited to:

- a. Pets whose unruly behavior causes personal injury or property damage.
- b. Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently or more to the disturbance of any person at any time of day or night (check local animal nuisance laws). Pets in common areas who are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than six feet in length or in a pet carrier.
- c. Pets who relieve themselves on walls or floors of common areas.
- d. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
- e. Pets who are conspicuously unclean or parasite infested.

**9.** Residents are responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as resident pets. No pet(s) of guests can stay in the unit for more than 7 days (consecutive or staggered) in any one-year period without following the pet procedure and registration form.

**10.** Pet Owners shall indemnify the association and hold it harmless against loss or liability of any kind arising from their pet(s).

### **11. Enforcement**

Any resident or managing agent personnel observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed, and presented to the managing agent. If the board is in agreement with such complaint, the following procedures will be followed:

- a.** First cited offense: Owner will be provided a warning letter if a complaint is filed or noted.
- b.** Second offense, owner will be fined \$25.
- c.** Third offense (or unresolved first/second offense), owner will be fined \$25/week. All fines will be considered Association Dues and a lienable item. Any cleanup or damages will be liened against the unit.
- d.** Any owner considered to have a nuisance or dangerous pet will be given 5 days' notice of intent to remove pet with an additional 5 days to appeal the findings. Owner must request a meeting with Executive Board within the 5 days appeal period. Decision after the hearing will be provided within 5 days and will be final.