

Pet Rules for Residents at 801 South Plymouth Court Apartment Condominium Association

1. All pets must be registered with the Management Office within one week of occupancy. A clear photograph that includes the pet and pet owners must be submitted by the owner as part of the registration documents. Evidence of current inoculation must be submitted to the Management Office on an annual basis for all dogs and cats. Failure to do so will result in a monthly fine of \$50 per month until compliant.
2. The weight of a single dog may not exceed 40 pounds at mature age. Dogs in residence at the date of the adoption of this provision are exempt for life. Dogs subsequently obtained by the owner of a "grandfathered" dog are not exempt from this provision and must remain within the 40 pound weight limit at mature age.
3. The combined weight of two dogs in a single unit may not exceed 50 pounds at mature age. Dogs in residence at the date of the adoption of this provision are exempt for life.
4. As the date of adoption of this provision, the Association expressly does not permit breeds of Rottweilers, Doberman Pinschers and Pit Bulls in the 801 Building. Such dogs in residence at the date of the adoption of this provision are exempt for life.
5. Following a Complaint Hearing and ruling, any pet determined by the Board (or of Panel of 801 Board members) to be dangerous or a nuisance or menace may be permanently expelled from the 801 Community upon five (5) days written notice from the Board and the decision of the Board shall be final.
6. There is a limit of three pets per unit. Of the three allowed, not more than two may be of the same species per the guidelines noted in this "Pet" section.
7. Pet owners must keep pets on a short hand held lead (maximum 4 feet) when in the common areas, both inside and outside the building.
8. Pets must use the Service Entrance, located west of the lobby, to get into and out of the building. The lobby entrance doors are off limits to pets at all times, except when accessing the garage via the lobby garage entrance.
9. Pets are not permitted in the laundry, storage locker, party, ping pong or bike rooms. Pets are prohibited from playing in the common areas.
10. Pets are prohibited from relieving themselves inside the building, on the exterior of the building, on the plaza deck, building lawns, sidewalks, driveways, or landscaped areas. Pet owners are responsible for cleaning up their pet's wastes.

11. Pet waste must be disposed of only in sealed containers.
12. Visiting pets are subject to these rules. Management should be notified of visiting pets staying longer than seven days.
13. Prospective residents (either owners or their tenants) must sign a statement, when submitting the Sale/Lease Packet agreeing that they will abide by these rules, and agreeing to assume full responsibility for any damage caused by their pet or the pets of their guests.
14. Unit Owners shall be responsible for any damage, disturbance, or personal injury caused by their pet or a pet of their tenant or guest. Unit-Owners are responsible for all fines incurred by their tenants.
15. Unit Owners, as well as their tenants, not complying with the Pet Rules will be notified of complaints in writing.
16. A violation of any kind will result in disciplinary action as outlined below in Violations and Fines.
17. In the case of pets causing a frequent nuisance after repeated violations, further action will be taken at the discretion of the Board of Directors, up to and including the eviction of said pet.
18. Decisions of the Board shall be final.