

Plumwood Terrace Condominiums

PET POLICY

June 2011

The Rules and Regulations adopted by the Board of Directors of the Plumwood Terrace Owners' Association prohibit the keeping of pets in, on, or about the Plumwood Terrace condominium regime or property.

POLICY FOR SERVICE ANIMALS

Service Animals may be permitted and cannot be a Prohibited Animal. Service Animals include only animals that are specially trained and certified to provide service to a person with a disability, such as seeing eye dogs and hearing dogs. Owners who are requesting approval of a Service Animal will be responsible for any damage or injury caused by the Service Animal. Medical certification will be requested to demonstrate the need for a Service Animal, and the animal must be properly certified as a Service Animal if such certification is available. Absent unusual, extenuating circumstances, only one Service Animal will be permitted for any Unit/Owner within the condominium regime.

Owners wishing to obtain approval for a Service Animal are required to complete a Service Animal Application and License Agreement. Absent unusual, extenuating circumstances, Service Animals must be neutered or spayed. The Owner of an approved Service Animal must take all necessary steps to prevent a female animal from reproducing on or about the condominium property. The Owner of an approved Service Animal will get and keep current any license for the animal required by any governmental authority, including required vaccinations.

UNIFORM RESTRICTIONS, LIMITATIONS, AND REQUIREMENTS

Owners who have an approved Service Animal must comply with the following:

1. Approved birds must be caged.
2. Dogs cannot exceed thirty (30) pounds at maturity.
3. Animals must be under the immediate and continuous supervision and control of the Owner, an adult member of the Owner's household, or an adult member of the household of a Tenant of the Owner.
4. Approved Service Animals must not cause noise that is or may be a disturbance at any time to other occupants or guests in, on, or about the condominium property.
5. Food and/or water for an approved Service Animal shall not be placed outside the Owner's Unit.
6. The Owner and the person(s) in charge of an animal will be jointly and severally responsible for indemnifying the Plumwood Terrace Owners' Association; its officers and directors; any management company; and any manager from and against any damage or injury to property and/or third-parties injured as a result of facts and/or circumstances wholly or partially attributable to the animal, including without limitation the costs of defense, reasonable attorney fees, and court costs.

7. The Owner and the person(s) in charge of an animal will be jointly and severally responsible for disposing of the animal's excrement promptly and in a sanitary manner.
8. Every Owner with an approved Service Animal must annually recertify the information in the Service Animal Application and License Agreement. Even in the absence of a formal recertification, the harboring of an animal purporting to be a qualified Service Animal shall be deemed a continuing certification of the information in the Service Animal Application and License Agreement, and a continuing agreement to abide by this Policy.

PROHIBITED ANIMALS

Approval will not be given for obtaining or keeping as a Service Animal any animal that would otherwise be prohibited in a residential setting such as animals declared to be exotic animals, wild animals, or animals that are otherwise specially regulated by local, state, or federal law. Approval will also not be given for keeping as a Service Animal any animal or breed deemed, in the reasonable discretion of the Plumwood Owners' Association Board of Directors or manager, to be a disproportionate safety hazard to either the property or other occupants or guests. This includes breeds of animals that are determined by veterinarians, the American Kennel Club, or other reputable organizations/agencies to be unduly aggressive. An example of this would be Rottweilers and Pit Bulls. It also includes animals that are subject to import restrictions or otherwise determined by veterinarians and animal specialists to cause undue safety risks as carriers of diseases. An example of this would be lizards such as iguanas, turtles with less than a four inch shell size, Gambian rats, and any and all poisonous reptiles or arachnids. Approval will also not be given for those animals that have a heightened risk of escaping the confines of their cages, containers, or other restraining devices and migrating to other units or into common areas, including gerbils, mice, snakes, spiders, and similar animals.

EFFECTIVE DATE

This Policy shall be effective immediately upon its formal approval by the Plumwood Terrace Owners' Association Board of Directors, and it will thereafter be distributed to all Owners.

WHAT YOU NEED TO DO

Owners and other occupants who do not currently have a Service Animal, or who do not intend to acquire a Service Animal, need not do anything as a result of the adoption of the foregoing Policy other than to report promptly any observed violations to the Plumwood Terrace Owners' Association Board of Directors, any officer or director, or any manager.

Owners who wish to obtain approval of a Service Animal should immediately complete the Service Animal Application and License Agreement, and return it to the manager. Applicants will be timely notified if the animal is approved as a Service Animal, subject to the foregoing Policy.