

PETS

Pursuant to Article VIII, paragraph 8, no animals of any kind shall be raised, bred or kept in any Unit or in the Common Elements, except that dogs, cats or other *usual* household pets may be kept in Units, subject to the following rules and regulations adopted by the Board:

No more than three (3) pets, of which only two (2) may be dogs, are permitted per unit. The combined mature weight of the dogs must NOT exceed 30 lbs.

Owners/Lessees must register and obtain approval from the Management Office prior to bringing their pet on the premises for the first time. Any pet not registered will be subject to removal.

Each pet owner is fully responsible for personal injuries and/or property damage caused by the pet. As part of the registration process, owners must agree in writing to indemnify and hold harmless the 161 Chicago Avenue East Condominium Association and its members against any loss, claim or liability of any kind arising from the privilege of having a pet in the building. Pet owners are responsible for immediately reporting any damage caused by their pets and reimbursing the Association for any resulting costs.

Pets are allowed only in individual units, elevators, halls while accessing elevators, and the lobby for ingress and egress. When pets are within elevators and other common areas, they must be kept under strict control (i.e. on a tight leash or in the arms at all times). Before bringing a pet on an elevator, the pet owner (or walker) should ensure that other occupants of the elevator do not mind the pet being on the elevator with them.

If a pet causes or creates a nuisance or disturbance, notice will be given to have the annoyance discontinued immediately. If the problem is not corrected or if the animal engages in threatening behavior, the pet must be removed from the building within three days of notice from the Board of Directors.

Pets are not permitted to void in or around the building, including the landscaping and sidewalks. Residents must adhere to all City ordinances regarding proper disposal of wastes. If a pet accidentally relieves itself on the premises, the pet owner is responsible for all necessary clean up and any damage.

Guests of a Unit Owner/Lessee may visit with a pet subject to the following rules:

1. A guest's pet may visit for no more than twelve (12) hours.
2. The weight of the guest's pet may not exceed thirty (30) pounds.
3. No more than one (1) pet may visit a residence at any time.

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4. The guest's pet must be registered (in and out) at the Lobby Attendant desk.

The Unit Owner/Lessee is fully responsible for personal injuries and/or property damage caused by their guest's pet.

The Association recognizes and appreciates the companionship and pleasure your pet may add to your life. With that ownership comes responsibility for the actions of your pet. For the sake and consideration of your neighbors, please abide by the rules.

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PET REGISTRATION

RESIDENT NAME: _____ UNIT#: _____

TYPE OF PET: _____

BREED: _____ SEX: _____

CURRENT WEIGHT: _____ EXPECTED MATURE WEIGHT: _____

PET'S AGE: _____ PET'S NAME: _____

ATTACH A NON-RETURNABLE PICTURE OF PET TO THIS REGISTRATION.

I, _____ agree to indemnify and to hold harmless the 161 Chicago Avenue East Condominium Association and its members against any loss, claim or liability of any kind arising from the privilege of having a pet in the building.

I will report and reimburse immediately for damage caused by my pet.

I will not allow my pet to void on the building, landscaping or sidewalks, will adhere to all City ordinances and condominium rules and will properly dispose of wastes.

I have read and will adhere to the attached copy of the condominium rule regarding pets.

Signature _____ Date _____

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PET APPROVAL

Management has received and reviewed all the required information regarding pet ownership at 161 Chicago Avenue East Condominium. Let this serve as notice that your pet has been registered and approved by the Association.

Signature _____ Date _____