

PET POLICY

From Deer Hedge Run Condominium Association Resident Handbook

9) Pets. Common household pets, such as dogs and cats, may be kept in the Units unless prohibited by the Trustees as hereinafter described. The owner of a pet assumes full liability for all damage to all persons or property, and to the Condominium Trust caused by such pet. In no event shall dogs be permitted in any part of the Condominium unless under leash. All dogs must be licensed by the proper authorities, and the owner is responsible for getting pet dogs properly and fully inoculated. Only one (1) dog allowed per unit. The Unit Owner shall indemnify the Condominium Trust and hold it harmless against any loss or liabilities of any kind or character whatsoever arising from or growing out of having any pet animal in a Unit or other portions of the Condominium. Upon written complaint of any Unit Owner to the Trustees that a pet being kept in any Unit or within the Condominium is a nuisance, the Trustees may prohibit the presence of said pet within the Condominium. No such action of the Trustees shall be taken without a meeting, at least three days written notice thereof to the Unit Owner responsible for said pet, and the opportunity at the Trustees' meeting for the Unit Owner responsible for the pet to be heard.

A pet boarding business is not allowed to operate at Deer Hedge Run. Dog walkers may only walk dogs that reside on the property.

1. Owners must have all pets approved that enter into the common elements with management within 7 to 10 days of occupancy.
2. Approval shall consist of a copy of the Pet Approval form signed by the unit owner and a member of the Board of Trustees. A copy of each shall be placed in the unit file.
3. No dog shall be allowed in or on the common property or limited common property unless it is on a leash and attached to the owner or other responsible individual. Cats shall not be allowed to roam freely on the common property.
4. Any defecation by a pet on the common property shall be immediately "pooper scooped" and disposed of properly. This applies to all areas of the property including wooded areas. Failure to do this can cause diseases to spread among our pet population, and no one enjoys stepping on dog droppings.
5. Any damage caused by a pet, including but not limited to staining grass and shrubs, shall be repaired by the Association to its satisfaction and the pet owner shall be assessed the cost of the repair. Dogs may not urinate on lawn areas or shrubs on the property.
6. Any repeated disturbance caused by a pet shall be cause for the pet's removal from the premises.
7. All pets shall have rabies and distemper vaccination as required by the Town of Maynard and shall furnish evidence of vaccination to the Trustees with this registration.

8. All pets shall have a current license as required by town authorities and shall furnish a copy of same to the Trustees with this registration.
9. Any owner whose pet is not registered and any owner bringing a pet into the community without prior registration shall be charged a \$25.00 per day boarding charge until such time as the pet is registered.
10. Visiting pets that will be on the property overnight must be reported to the prior to the visit.
11. A completed and signed Pet Approval form with the following:

A current copy of your Town of Maynard dog license.

A current copy of your pet's immunization record.

An annual stool specimen report indicated dog feces contains no worms or other inappropriate contaminants must be on file.

An up to date description of your pet with a picture

A majority vote of the Board of Trustees shall have the power to revoke the privilege granted a unit owner or resident to keep a pet, and the pet shall be removed within 2 weeks subject to the procedure set forth in the recorded condominium rules.

Notwithstanding any of the foregoing, the procedure adopted in Policy Resolution IV shall be followed in the event of a violation.

Assessment for penalties for violation of the pet rules:

1st Violation: Warning plus costs

2nd Violation: \$10.00 plus costs

3rd violation: \$10.00 plus costs

4th violation: 2 weeks notice to remove the pet*

* If pet is not removed, a \$25.00 per day boarding charge shall be assessed until such time as the pet is removed. Violations stand for one year and then are eliminated from the records. Please complete