

NORTH POINT CONDOMINIUM ASSOCIATION

PET POLICY EXPLANATION

The pet regulations in North Point were established 30 years ago. As the demographics of condominium ownership has changed since then, the Board felt the need to revise the pet regulations accordingly. The new pet policy has been approved by the Board of Directors and adopted as an amendment to the North Point Rules and Regulations which provide enforcement provisions for violations. The major revisions include the size of permitted pets, the number of allowed pets per condominium, and enhanced pet owner responsibility.

The current rules limit the size of a pet to 20 pounds. The weight limit has been raised to 40 pounds. The number of allowed pets per condominium has been raised from 1 pet to 2 pets provided the combined weight of both pets does not exceed 40 pounds. Owner responsibility to control their pet and immediately remove all fecal matter from Association property (lawns and all common elements) is mandated and will be closely monitored. Pets in violation will need to be removed from North Point.

The new rules are intended to balance an owner's desire for a pet with maintaining the beauty of North Point, maintaining property values, and ensuring a pleasant environment for all residents.

Pet owners need to be aware that with the increased tolerances, a very aggressive enforcement effort will be in effect. In the past, the Board has been forced to levy monetary fines and insisting pets be removed for violations. These remedies will still be utilized for violations. While the Board regrets forcing an owner to remove their pet, we cannot allow an irresponsible owner to create an unpleasant environment for others.

Owners also need to be aware that lawns and common areas are not owned by the owner but rather owned by the Association. Fecal matter left by a pet on any Association property must be removed immediately and not be allowed to accumulate.

Besides being unsightly and damaging, landscaping and tree service vendors have complained about stepping in dog excrement and the same getting on their tools and equipment. Dog excrement left on grass and the high nitrogen content in animal urine kills and discolors grass. Any damage to Association property will be repaired at the owner's expense. The entire pet rules are attached. Pet owners are asked to be responsible and not force the Board into an awkward position.

Ken Clifton, President
North Point Condominium Association

North Point Condominium Association Pet Rules

The provisions noted here were adopted by the Board of Directors and become effective on May 1, 2017. These requirements have been added to the rules and regulations for pets within North Point.

1. Screening/Registration:

Pet owners must complete a Pet Application Form before occupying the unit. The board of directors will present a copy of the pet policy to the resident for review and signature.

2. Permissible Pets:

a. Dogs

Number Allowed: 2

Weight Limit: 1 dog - Maximum mature weight = 40 pounds

2 dogs – Total maximum combined mature weight of both dogs = 40 pounds
(i.e. Maximum weight of each dog = 20 pounds)

b. Cats

Number Allowed: 2

3. Restrictions:

- a. Pets shall not be kept, bred, or used for any commercial purpose.
- b. 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.
- c. Persons who walk pets are responsible for keeping the animal on a leash and for immediately cleaning up after their animals and properly discarding securely bagged pet droppings. Cat litter may not be disposed of in toilets.
- d. Pet owners and caregivers are responsible for any damage caused by their pets.
- e. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph are, but not limited to:
 - i. Pets whose unruly behavior causes personal injury or property damage.
 - ii. Pets who make noise continuously for a period of 10 minutes or intermittently for 1 hour or more to the disturbance of any person at any time of day or night.
 - iii. 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.
 - iv. Pets that relieve themselves on walls or floors of common areas.

f. Residents are responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as resident pets.

g. Pet owners/caregivers shall indemnify the association and hold it harmless against loss or liability of any kind arising from their pet(s).

h. An owner must immediately remove all fecal matter left by their pet as to not interfere with vendors or their equipment while doing work within North Point.

5. Enforcement:

Any resident observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet owner/caregiver in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed and presented to the Board of Directors. If the Board is in agreement with the complaint, the pet owner will receive written notice of the violation.

If upon the 2nd violation the problem is still unresolved, arrangements will be made for a hearing. (At the Board's discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof.) The Board of Directors may require the permanent removal of any pet, if such pet is determined to be a nuisance or a danger to the community and its residents, or if the pet is in violation of these rules.

If so determined, the pet owner will have 30 days to remove the pet from the premises. The Board of Directors also has the authority to assess and collect fines for violations of the house rules pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.