

## MOUNTAIN VIEW CONDOMINIUMS PET POLICY

Purpose: This policy is to assist in maintaining a pleasant and safe environment for the residents and guests of Mt. View Condominiums and the health and safe management of the pets residing therein.

Only owners of condominium units may request permission for pets. Renters are not allowed to have pets. Pet ownership is subject to prior written consent of the Board of Trustees. Approval of pet ownership is at the sole discretion of the Board and may be revoked or denied at any time. Pets accompanying visitors remain the responsibility of the unit owner. The approval of any pet or animal by the trustees is conditioned upon adherence to the following rules and regulations:

1. All pets must be registered with the Board of Trustees.
2. All registrations should be accompanied by a photo.
3. All pets must be maintained in a sanitary and humane fashion.
4. Pet owners must abide by the Town of Deerfield licensing regulations, and all pets must have current tags and all required vaccinations.
5. Pets are not to be left unattended at any time. Kennels will not be allowed.
6. An owner of a pet agrees to assume full liability for all damage to all persons or property, and to the condominium trust, caused by such a pet.
7. All dogs must be leashed at all times.
8. The unit owner shall indemnify the CONDOMINIUM TRUST and hold it harmless against any loss or liabilities of any kind or character whatsoever.
9. Pet waste must be bagged and properly disposed of in trash receptacles per Deerfield Law.
10. Upon written complaint of any Unit Owner to the Property Management Company that a pet kept in any unit or within the Condominium is a nuisance, the trustees may prohibit the presence of said pet within Condominium. Dogs who are found to be excessively barking will need to be brought inside. 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. The trustees shall then assess a fine of \$25.00/day for each infraction of said Rules and Regulations.

## MOUNTAIN VIEW CONDOMINIUMS PET POLICY – REVISION 2

Effective 11/24/08

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Only owners of condominium units may request permission for pets. Pet ownership is subject to prior written consent of the Board of Trustees. Approval of pet ownership is at the sole discretion of the Board and may be revoked or denied at any time. Pets accompanying visitors remain the responsibility of the unit owner. The approval of any pet or animal by the trustees is conditioned upon adherence to the following rules & regulations:

1. All pets must be registered with the Board of Trustees. All registrations should be accompanied by a photo. No vicious or attack dogs will be permitted.
2. Pet owners agree to comply with health and safety codes and all other applicable laws and regulations including but not limited to:
  - a. Town of Deerfield licensing regulations
    - i. All pets must have current tags and all required vaccinations.
  - b. Pet waste must be cleaned up and properly disposed of in trash receptacles per Town of Deerfield Law.
3. Pet owners agree to keep the pets inside their homes at all times, except when on a leash and accompanied by owner, and under owner's control. Owners shall not leave the pet in their homes unattended for unreasonably long periods of time.
4. An owner of a pet agrees to assume full liability for all damage to all persons or property, and to the condominium trust, caused by such a pet.
5. The unit owner shall indemnify the CONDOMINIUM TRUST and hold it harmless against any loss or liabilities of any kind or character whatsoever.
6. Upon written complaint of any Unit Owner to The Property Management Company that a pet kept in any unit or within the Condominium is a nuisance, the trustees may prohibit the presence of said pet within 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. The trustees shall then assess a fine of \$25.00/day for each infraction of said Rules and Regulations.

# MOUNTAIN VIEW CONDOMINIUMS

## ASSENT FOR PET

Date \_\_\_\_\_

Unit Owner

Name \_\_\_\_\_

Address \_\_\_\_\_

This letter authorizes, as of this date, Unit \_\_\_\_\_ of  
**Mountain View Condominiums** has permission to have the following pet reside in the unit.

Description of animal:

Name \_\_\_\_\_ Age: \_\_\_\_\_

Type: \_\_\_\_\_ Weight \_\_\_\_\_

The permission is granted subject to the following provisions:

1. The permission is granted for the specific animals listed above (photo attached). This means that you do NOT get permission automatically for another animal to reside in the unit in the future.
2. Should your animal be a nuisance, the trustees may demand that you remove the animal from the Mt View Condominium Property.

Owner

Signature \_\_\_\_\_

TRUSTEES \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_