

# 200 RIVER PLACE LOFTS

## PET POLICY

### Pet Registration

Pet owners love their four-legged friends, and the Association strives to create an environment that everyone can enjoy. Pets that use our common areas create extra wear and tear, increase the cleaning workload, and leave allergens behind that affect our fellow residents. To help maintain our common areas to the standards of safety and cleanliness our residents expect, we are instituting the following pet rules and a \$50 annual fee per pet, due September 1 yearly. These rules are modeled after a sample from the Humane Society and balance the interests of pet owners and other residents. They apply to any pet that will regularly pass through our building common areas.

### A. Registration and Screening

Pet caregivers must complete a Pet Application Form before the pet occupies the unit. Pets in place when this rule is adopted must comply with this rule within 60 days of its adoption.

A current photograph should be attached with each application. Pets must be registered with City of Detroit if applicable.

### B. Restrictions

- 1 Pets shall not be kept, bred, or used for any commercial purpose.
- 2 Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered in common areas. Pets must not be left unattended on patios or balconies.
- 3 Pets in transit are to be carried, restrained by a leash not more than six feet in length, or placed in an animal carrier. Resident dog caregivers in transit may take their pet out of the building only by way of the freight elevator or east stairway.
- 4 Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in a suitable disposal container. Disposal bags are available from the dispenser next to the garage doors.
- 5 Pet caregivers are responsible for any damage caused by their pets. In the event of soil or damage to any common area, pet caregivers must immediately notify the building management company for guidance. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the pet caregiver.
- 6 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:

- a Pets whose unruly behavior causes personal injury or property damage.
  - b Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for two hour(s) or more to the disturbance of any person at any time of day or night.
  - c Pets in common areas who are not under the complete physical control of a responsible human companion on a hand-held leash of not more than six feet in length, or in a pet carrier.
  - d Pets who relieve themselves on walls or floors of common areas.
  - e Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
  - f Pets who are conspicuously unclean or parasite infested.
- 7 Notwithstanding any other provision herein, disabled individuals may keep assistance animals. Furthermore, nothing herein shall hinder full access to the common areas by individuals with disabilities.
- 8 Residents are responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as resident pets. No pet(s) of guests can stay in the unit for more than 14 days (consecutive or staggered) in any one-year period without completing the registration procedure described in this rule.
- 9 Pet caregivers shall indemnify the association and hold it harmless against loss or liability of any kind arising from their pet(s).

### **C. Enforcement**

Any resident or managing agent personnel observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet 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 or their designated agent, who will deliver written notice of the violation to the co-owner.

If upon the third violation the problem is still unresolved, a hearing will be scheduled in accordance with bylaw article XI, section 2. After a hearing, the board of directors may require the permanent removal of any pet, if such pet is determined by the board to be a nuisance or a danger to the community and its residents. If so determined, the pet caregiver will have 30 days to permanently remove the pet from the premises.

The board of directors also has the authority to assess and collect fines for violations of the rules pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.