

# *The Legends at Grove City Condominium Association*

Property Control Policy

P-07

## *Policy on Pets*

*Drafted: January 17, 2024*

*Adopted:*

*Revised:*

## *Policy on Pets*

This Policy outlines the responsibility of pet owners in The Legends at Grove City Condominium Association, which includes renters, guests, visitors and trades persons.

Pet owners are responsible for controlling their pets at all times.

Pets should be on a leash at all times when outdoors.

Unit Owners shall be personally responsible for any personal injuries or property damage caused by any pet associated with such Unit. Each Unit Owner shall indemnify and hold harmless the Association from any claims made as a result of the action of such pet.

All litter on any portion of the common property is prohibited and must be removed and disposed of by the owner.

Of particular concern is the issue of a dog barking. It is recognized from time to time that a dog will bark, however any animal which make any noise continuously and/or incessantly for a period of ten (10) minutes or more shall not be permitted.

Unit owner's, guests, renters, visitors found to be in violation of any of these provisions will incur a fine of \$50 per occurrence.

Additional occurrence may require the pet removed from the community.

## *Legal Document References*

**Public Offering:** No Reference

**Declaration of Condominium:** No Reference

**By-Laws:** No Reference

**PA Code:** No Reference

### **Rules & Regulations**

No Unit Owner shall make or permit any disturbing noises in the Buildings by himself/herself, his/her family, servants, employees, agents, visitors and licensees, nor do or permit any activity by such persons that will interfere with the rights, comforts or convenience of other Unit Owners.

No animals or reptiles of any kind shall be raised, bred, or kept in any Unit or in the Common Elements, except that dogs, cats or other household pets may be kept in the Unit for companionship purposes, in accordance with these Rules. Such household pets shall not exceed one (1) per Unit, provided that they are not kept, bred or maintained for any commercial purposes; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Property subject to these restrictions upon three (3) days written notice from the Executive Board. In no event shall any dog or cat owned or under the care of a Unit Owner or his/her guest or invitee, be permitted in any portion of the Common Elements unless carried or on a leash. Pets must be leashed. Leashes may not exceed six (6') feet in length.

2. Actions that will constitute a nuisance include, but are not limited to, abnormal or unreasonable crying, barking, scratching or unhygienic offensiveness.

3. Each pet must be registered and inoculated as required by law and registered with the Association office.

4. Unit Owners shall be personally responsible for any personal injuries or property damage caused by any pet associated with such Unit. Each Unit Owner shall indemnify and hold harmless the Association from any claims made as a result of the action of such pet.

5. Pets walked on the Common Elements must be promptly cleaned-up after and the Unit Owner associated with shall be responsible for such pets' droppings.

6. The Association may require the permanent removal of any pet violating these Rules upon written notice to the Unit Owner and/or the Executive Board may levy a reasonable fine on account of such violations.