

# Country Place Pet Rules

WHEREAS, for the health, safety, welfare, comfort and convenience of all owners, the Board wished to establish regulations concerning pets within the condominium all consistent with the policy statement regarding pets as set forth in the Bylaws; and WHEREAS, the Association believes it is in the best interest to amend and restate its policy on pets by establishing, basic rules and regulations.

We remind you that all costs and expenses of the Association incurred in enforcing its rules and regulations, including attorney's fees, are your responsibility. A fine of up to \$ 300.00 can be immediately imposed and a fine of \$10.00 can be imposed for each day thereafter that the condition is not abated. This is a per occurrence charge and future occurrences of this nature will cause an additional fine be levied against you without additional hearings. These costs will be assessed to you with your common expenses and will constitute a lien against your unit until paid. To the extent the Association must resort to further legal action to enforce its rules, you will be responsible for those additional attorney's fees.

## **REQUIREMENTS and RESTRICTIONS**

- A. Pets must be curbed only in the areas defined as "Pet Areas." Pet Owner, are responsible for the immediate removal and proper disposal of animal waste on all portions of the property, including Pet Areas. Generally, Pet Areas, are defined as follow,-
1. Areas away from buildings, walkways, patio areas, decks, picnic and play areas, and the recreational facilities;
  2. Pet area in front of complex at Black Horse pike, and Rear at Tilton Road.
- B. Pets shall not be permitted upon the Common Elements of the Condominium unless they are carried or leashed. No leash may exceed six (6) feet in length.
- C. No pet may be leashed or tied to any object, stationary, or otherwise, or left on the decks, patios, on the Common Element or Limited Common Elements.
- D. Pets shall not be permitted in the swimming pool or pool area and tennis court-,
- E. Pet Owners are responsible for any property damage, injury, or disturbances their pet may cause or inflict.
- F. Commercial breeding of pets within the Condominium is prohibited.
- G. All pets must have and display, as appropriate, evidence of all required registrations and inoculations. This information shall be recorded in the Associations files and tendered as part of annual registration with the Association.
- H. Every female dog, while in heat, shall be kept confined in the Unit by its Owner in such a manner that she will not be in contact with another dog nor create a nuisance by attracting other animals.
1. Cats shall not be left unattended outside the Unit.
- J, No Owner shall inflict or cause cruelty in connection with any pet. Poison is prohibited.
- K, feeding of any animal outdoors is prohibited,

L. No outside runs, pens, yards or animal structures shall be permitted.

### **111, NUISANCES**

The following shall be grounds for complaint and finding of a community nuisance:

Pets running at large.

Pets damaging soiling, defecating on or defiling any private property or the Common Elements.

C. Pets causing unsanitary, dangerous, or offensive condition,-,

D. Pets making or causing noises of sufficient volume to interfere with other residents rest or peaceful enjoyment of the Property.

E. Causing or allowing any pet to molest attack, frighten, or otherwise interfere with the freedom of movement of persons on the Common Elements., to chase vehicles, to attack other pets, or to create a disturbance in any other way.

F-Failing to confine any female animal in heat to prevent the attraction of other animals.

Using a vehicle as a kennel or cage.

H. Pets left on decks, patios or the common areas.

### **PROCEDURES FOR SOLVING PET PROBLEMS**

Any Owner concerned with a pet-related problem should do the following:

A. Attempt to arrive at a solution to the problem with the pet Owner in a courteous and helpful manner.

B. If personal attempts at a solution fail, and then a written complaint should be filed with the Association office. The complaint should document the problem as thoroughly as possible; Documentation should include identification of the pet(s) involved. A complete description of the problem or disturbance, and dates and times of disturbances (whenever possible) as well as a brief description of informal attempts to solve the problem.

C. the Association office will first attempt to obtain an informal solution to the problem. If such a solution is not possible, the Association office will refer the matter to the Covenants Committee which may initiate action in compliance with the dispute resolution procedures of the Association and N.J.S.A. 46:813-14(k).

D. the Association may have offending pets removed from the Condominium.

E. Suspected Stray pets should be reported to the County Animal Control Unit.

F. All bites, attacks, by pets, or diseased animals should be reported to the County Animal Control

G. Penalties for violation of applicable local ordinances may be enforced by the Locality without regard to any remedies pursued by the Association.

H. In the event of emergency only, the parties involved may take any actions deemed prudent to resolve the emergency without regard to the above procedures. A written report should be made to the Association office.