

**POLICY RESOLUTION NO. 7-4  
KEEPING AND CONTROLLING OF ANIMALS**

WHEREAS, Article III, Section 2(1) of the Bylaws empowers the Board of Directors to establish rule and regulations for the use of the property; and,

WHEREAS, Article V, Section 13(j) of the Bylaws sets forth, in general terms, the basic policy of the Association regarding the control of animals and pets; and,

WHEREAS, The Board of Directors of the association deems it advisable for the benefit of the community to establish a specific policy regarding pets and animals with in the Condominium; and,

WHEREAS, the policy as hereinafter set forth is intended to be in furtherance of and not in derogation of the provisions of the Bylaws; and,

WHEREAS, to provide for the preservation and enhancement of the property values, amenities, and opportunities contributing to the personal and general health, safety, and welfare of residents, the Board wishes to establish a policy regarding pets and animals;

NOW THEREFORE BE IT RESOLVED THAT the following guidelines be adopted:

**I. General Pet and Animal Guidelines**

- a) No livestock, poultry or other animals shall be kept on any lot of for breeding purposes, and in no event shall any stable, hutch, barn, coop, or other housing or shelter for animals be placed or maintained upon any common or limited common element. Notwithstanding anything to the contrary herein contained, dogs, cats, and other household pets may be kept on the property provided that said pets are not kept for commercial purposes or for breeding and that they do not create a nuisance or disturbance. Further, the total of such household pets shall not exceed (1) in number. This numerical limitation does not include such pets as goldfish, gerbils, canaries, or other similar caged animals. The Board of Directors shall have the right to order any person whose pet is a nuisance to remove such pet from the Property.
- b) All animals must be carried or leashed and attended by a responsible person when on the general common elements in accordance with Anne Arundel County codes/ordinances. No animal is permitted in or on any improved common element, including, but not limited to, pool areas, tennis courts, playgrounds and/or playground equipment or other recreational facilities.
- c) Owners shall not allow an animal to deposit any waste on any common element, except in areas designated by the Board of Directors. Pursuant to Article V, Section 13(j) of the Bylaws, the animal's owner shall immediately remove any such waste deposited by the animal or animals on any common element.
- d) No animal may be leashed to any stationary object on any common element, including, but not limited to, balcony or patio railings, trees, fence railings, or benches.

- e) In the absence of the owner or other responsible person, animal(s) shall not be permitted to remain unaccompanied on any balcony or patio for an extended period of time. Nor shall the owners allow such animal(s) to deposit any waste in those areas.
- f) Owners shall not allow their animal(s) to cause or to make noises within or outside of buildings of sufficient volume or duration to disturb other residents.
- g) A pet owner is responsible for any property damage, injury or disturbance their pet(s) may cause or inflict.
- h) Owners are responsible for the appropriate and sanitary disposal of their dead animals. No animal shall be buried on any common or limited common element.
- i) No resident shall inflict injury or act with cruelty to any animal on the Fairwinds property.
- j) No person shall make food available on the common or limited common elements for animal or birds, either domestic or wild.
- k) Every female animal, while in heat, shall be kept secured by the animal's owner in such a manner that she will not be in contact with other animals or create a nuisance by attracting other animals.
- l) In accordance with Anne Arundel County ordinances, all cats and dogs must have and maintain current registration and rabies I.D. Tag that must be attached to the collar or harness worn by the animal. Cat and dog owners are expected to comply with this regulation.
- m) All animal bites and/or attacks should be reported immediately to the Anne Arundel County Animal Control Division and to the Association Office. In the case of an accident involving an animal, the person(s) involved should render or seek out all possible assistance and notify the animal's owner as soon as possible.
- n) All diseased, stray or unlicensed dogs and/or cats should be reported to the Anne Arundel County Animal Control Division and the Association Office.

## **II. REGISTRATION OF ANIMALS**

- a) Every animal owned by a resident must be registered at the Association Office. Forms for this purpose (exhibit A, attached) are available at the association office and must be filed immediately upon occupancy of the unit. Copies of the County pet registration as well as a picture of the animal to be registered must be submitted to the management office. Failure to comply with the registration could result in action by the Board of Directors against both the animal owner and the unit owner.

b) In the instance of leased property, it is the responsibility of the unit owner to obtain the signature of the leasee on the animal registration form included in this resolution; additionally, it shall be the unit owner's responsibility to submit the registration form(s) to the Association Office.

This Policy Resolution supersedes Board Policy Resolution No, 7-3 dated June 1, 2005 and any policy dated prior to November 1, 1982 under the title of Keeping and Controlling of Animals, is

APPROVED BY:

<u>E. Michele Cross</u> E. Michele Cross, President	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<u>David Iams</u> David Iams, Vice President	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<u>Laura Atkinson</u> Laura Atkinson, Secretary	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<u>Lloyd Wheeler</u> Lloyd Wheeler, Treasurer	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<u>Kenneth Hatch</u> Kenneth Hatch, Director	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<u>Fred Pollock</u> Fred Pollock, Director	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<u>Steve Stark</u> Steve Stark, Director	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

DATE APPROVED: June 27, 2011