

801 South Plymouth Court Apartment Condominium Association
Pet Rules

1. All cats and dogs must be registered with the Management Office within one (1) week of occupancy. A clear photograph that includes the pet and pet owner(s) must be submitted as part of the registration documents. Evidence of current vaccinations for all cats and dogs must be submitted to the Management Office at the time of registration and on an annual basis thereafter. Pet Registration Forms may be obtained from the Management Office. All submissions for Pet Registration are subject to final approval by the Management Office.

Failure by a pet owner to register their pet in accordance with this provision will result in fine of \$50 per month until compliant. Three (3) or more consecutive months of non-compliance with registration requirements will result in disciplinary action as determined by the 801 South Plymouth Court Apartment Condominium Association Board of Directors (the "Board of Directors"), up to and including eviction of the unregistered pet.

2. All dogs are subject to a one-time registration fee of \$100.00 to be paid by the pet owner to the Management Office at the time of registration. Dogs registered prior to the date of adoption of this provision are exempt from this fee for life. All registered dogs are subject to a \$100.00 annual maintenance fee.
3. The weight of a single dog may not exceed seventy (70) pounds at mature age. Dogs in residence at the date of the adoption of this provision are exempt for life. Dogs subsequently obtained by the owner of a grandfathered dog are not exempt from this provision and must remain within the seventy (70) pound weight limit at mature age.
4. The combined weight of two (2) dogs in a single unit may not exceed one hundred (100) pounds at mature age. Dogs in residence at the date of the adoption of this provision are exempt for life.
5. The following dog breeds are expressly prohibited in the 801 Building: Rottweiler, Doberman Pinscher, Pit Bull, and Chow Chow. Such dogs in residence at the date of the adoption of this provision are exempt for life.
6. There is a limit of three (3) pets per unit. Of the three (3) allowed, not more than two (2) may be of the same species.
7. Pet owners must keep pets on a short handheld lead or in a securely closed pet carrier when in the Common Areas, both inside and outside the building.
8. Pets must use the Service Entrance, located west of the lobby, to enter and exit the building. The lobby entrance doors are off limits to pets at all times, with the exception of small pets, such as cats, in securely closed pet carriers or when accessing the garage via the lobby garage entrance.
9. Pets are not permitted in the laundry, storage locker, party, ping-pong, or bike rooms. Pets are prohibited from playing in the Common Areas.
10. Pets are prohibited from relieving themselves inside the building Common Areas or on building Common Elements, including but not limited to the building façade, plaza deck, sidewalks, driveways, lawns or other landscaped areas.
11. Pet owners are responsible for the cleanup and disposal of their pet's waste. In the event of a pet accident in the Common Areas, pet owners are required to contact the Management Office or door staff as soon as reasonably possible, so as to ensure that

- soiled areas are properly treated and cleaned. Failure by a pet owner to report a pet accident in the Common Areas may be subject to fines.
12. Pet waste and litter must be disposed of only in sealed containers. Pet waste may not be disposed of in Common Area trash receptacles. Residents may not use sinks, tub drains, or toilets for pet litter disposal.
 13. A violation of one or more of the Pet Rules will result in disciplinary action as determined by the Board of Directors.
 14. Unit Owners, as well as their tenants, not complying with the Pet Rules will be notified by the Management Office of complaints in writing.
 15. Following a Complaint Hearing and ruling, any pet determined by the Board of Directors to be dangerous or a nuisance or menace may be permanently expelled from the 801 Community upon five (5) days written notice from the Board and the decision of the Board shall be final.
 16. Pet owners are responsible for ensuring that their pets do not disturb neighboring unit owners or their tenants with loud noises, such as excessive barking, meowing, or scratching. Initial infractions will result in a written warning from the Management Office. Successive violations will result in progressive fines as determined by the Board.
 17. In the case of pets causing a frequent nuisance after repeated violations, further action will be taken at the discretion of the Board of Directors, up to and including the eviction of said pet.
 18. Prospective residents (either Unit Owners or their tenants) must sign a statement, when submitting the Sale/Lease Packet agreeing that they will abide by these rules, and agreeing to assume full responsibility for any damage or injury caused by their pet or the pets of their guests.
 19. Any pet responsible for causing injury to any person on the 801 Property will be subject to immediate action by the Board of Directors, up to and including the eviction of said pet.
 20. Each Pet Owner, whether Unit Owner or tenant, is responsible for personal injuries or property damage caused by such pet and each Pet Owner must agree in writing, before obtaining consent to have a pet in the 801 Building, to indemnify the 801 South Plymouth Court Apartment Condominium Association, its Board of Directors, its managing agent, and owners and occupants of the 801 Building and hold them harmless against any loss, claims, or liability of any kind or character whatsoever.
 21. Unit Owners shall be responsible for any damage, disturbance, or personal injury caused by their pet or a pet of their tenant or guest. Unit Owners are responsible for all fines incurred by their tenants.
 22. Residents, either Unit Owner or tenant, are responsible for the pets of guests visiting their unit. Such "visiting" pets, including those pets being temporarily cared for by the unit resident, are subject to the same restrictions as resident pets. No visiting pet may stay in a unit for more than seven (7) consecutive days in any one-year period without prior written permission of the Management Office.
 23. All decisions of the Board of Directors relating to the enforcement of the Pet Rules shall be final.