

SALT PONDS CONDOMINIUM ASSOCIATION, INC.

PET RULES

June 2014

These rules are designed to protect the rights of Unit Owners and Tenants in regards to Pets at Salt Ponds Condominium Association, Inc.

No pets of any type are permitted to be kept by any Rental Tenant. Only Unit Owners are allowed to have pets.

No dog, cat, bird or fish shall be raised for commercial purposes. No reptiles, monkeys, rodents, amphibians, poultry, swine, livestock or other exotic animals may be kept in any Unit or Common Area.

Cats and Dogs, per unit shall be limited at all times to no more than two (2), only one of which may be a dog. Any large dog, which weighs in excess of 50 pounds is not permitted to be kept anywhere in the Condominium Property.

The Association may grandfather an Owner's right to have pets exceeding these limitations, so long as it is agreed by the Owner not to replace the pets exceeding the limitations following the death of the grandfathered pet or pets.

Dogs of breeds that are known to have had a history of aggressiveness towards humans are not permitted on the premises of any Unit or Common Area of the Condominium at any time.

Pet Owners must ensure that all solid waste from any pet is immediately removed from Condominium property and disposed in proper locations.

Pets must not create excessive noise or annoy other residents or the surrounding neighborhood.

Pets are not allowed to roam freely and must not be left unattended on balconies.

Pets must be on a leash at all times outside of any Unit or in Common Areas.

Pet Owners must agree to indemnify and hold the Association harmless from any and all public liability and/or property damage arising either directly or indirectly from the keeping of a pet on the premises.

Permission to keep the pet on the premises may be revoked at any time if pet owner fails to comply with any of these rules.

If any Pet becomes a nuisance to other residents the Pet owner shall remove the pet within seventy-two (72) hours of written notice from the Association.