

PD-8



Mariner Village Policy Resolution

At a meeting of the Trustees of the Mariner Village Condominium Trust, held on Monday, May 21, 2012 the following resolution was adopted and incorporated into the Rules & Regulations of the Mariner Village Condominium Trust, established by Declaration of Trust, dated December 7, 1995 and recorded at the Essex South Registry of Deeds, in Book 13319 Page 169.

Be it resolved that Unit Owners of Mariner Village are hereby notified of the changes to the Mariner Village, Rules & Regulations as they pertain to pets.

This policy becomes effective upon the recording of this Resolution at Essex South District Registry of Deeds and becomes part of the current Rules and Regulations of Mariner Village in accordance with Article III, Section 2 e.. All other Rules and Regulations are in full force and effect.

R. Austin

Russell Austin, As trustee and not individually

Jack Barberis

Jack Barberis, As trustee and not individually

James Hacker

James Hacker, As trustee and not individually

Todd A. Siegel

Todd Siegel, As trustee and not individually

Stephen L. Prendergast

Stephen Prendergast, As trustee and not individually

ANIMAL POLICY

These animal rules and regulations have been drafted to provide for the health, comfort and general welfare of the residents of Mariner Village Condominium and are in addition to the City Ordinances already in place:

1. No animals of any kind shall be raised, bred, harbored, kept or permitted in any Unit or in the common areas and facilities, except that:
2. Such animals may not be bred, for any purpose.
3. Animal Registration Policy:

Each Animal Owner is required to register their animal (dog(s) and cat(s) with the management company on September 1st of each year and to provide the registration form and a picture of the animal to the management company.

- a) All dogs are required to be licensed by the City of Salem and a copy must be filed with the management company. Each year the renewal must be forwarded as well.
 - b) Failure to register an animal with the management company will result in a fine in an amount determined by the Trustees and could result in the Trustees requiring that the animal be permanently removed from the Condominium (fines are subject to the same late fees and interest as the monthly condo fee and assessments).
4. **The Owner/keeper is required to immediately clean up after their animal and waste must be taken back to the pet owner's unit and properly disposed of according to the City of Salem ordinances.**
 5. Animal Owner/Keeper's are required to keep the noise level of any sounds made by their animal (i.e. persistent or incessant barking and/or squawking) to a minimum at all times so as to not become an annoyance or nuisance to any Unit Owner or Resident, or interfere with the right, comfort and convenience of any Unit Owner or Resident.
 6. Any damages caused by a pet to a common area will be fixed at the expense of the owner(s) of the animal.
 7. Residents who wish to lodge a complaint with the management company against an Animal Owner should follow these procedures:
 - a) Call the management company and follow up with a written complaint. Please provide the following information in your letter or email: your name, the date and time of the problem behavior, positive identification of the offending animal, and a fair account of the incident prompting your complaint. The resident filing the complaint must sign the complaint.

- b) The association will make every effort to withhold the names of residents lodging complaints. However, the association reserves the right to use a record of the complaint, including your name, if required as evidence in enforcement proceedings. The association will release names and complaints to any violator who challenges the complaint.
- c) Animal attacks against people must be reported to local authorities immediately. Residents should notify authorities directly and also alert the management company of the incident. The management company will follow-up with animal-control authorities on all complaints of vicious or aggressive behavior from any animal. The Salem Animal Control Contact is as follows:

Donald R. Famico, Certified Animal Control Officer (as of March, 2012)
95 Margin Street, P.O. Box 3005, Salem MA 01970
(978)744-0171 Ext #121 – Emergency Situations (978)744-1212

- d) The management company will forward to animal-control authorities any complaints regarding animal attacks against other animals.
 - e) The management company will notify the local health department and animal control of any complaints regarding behavior or incidents that may pose a hazard to the health and well being of association residents.
 - f) The management company will act on resident complaints by first contacting the Animal Owner/Keeper of offending animal and encouraging voluntary compliance with association animal rules and local animal ordinances. Additional actions, if needed, may include fining the Unit Owner and/or involving animal-control authorities.
 - g) The management company will maintain a record of complaints and responses in the manager's office.
 - h) Any animal that violates any of said animal rules and regulations, causes any damage to, or requires the clean-up of, any Unit (other than the Unit of the Owner of the animal) or the common areas and facilities, or displays offensive behavior or causes or creates any nuisance or unreasonable disturbance or noise shall cause the Unit Owner of the residence of such animal to be fined or assessed for damages. Fines are subject to the same late fees and interest as the monthly condo fee.
 - i) The Board reserves their right to permanently remove repeat offender animals from the Condominium. The owner(s) will have the opportunity for a removal hearing in front of the Trustees. The board will then vote after the hearing and a simple majority decision will prevail.
8. The Board of Trustees has established the following fines:
- a) A fine of \$25.00 for the first offense and \$50.00 for each offense thereafter will be imposed to Unit Owners who have a resident animal and the Animal Owner/Keeper has failed to clean up waste from their animal. Each day shall constitute a separate offense.

Failure to clean up animal waste by a Unit Owner's family members, servants, employees, agents, visitors, lessees, licensees, or occupants shall cause the Unit Owner to incur such fine. Clean up must take place immediately and waste disposed of according to the City of Salem ordinances.

- b) A fine in the amount of \$25.00 per animal will be imposed to the Unit Owners who fail (or whose Resident fails) to register their animal with the management company by September 1st of each year. A fine of \$50.00 per month will thereafter ensue for failure to register. If the Resident fails to register the animal, within six months from the September 1st registration date, the Trustees reserve the right to require that the animal be permanently removed from the Condominium upon thirty (30) days written notice from the Trustees.
- c) In the case of Keepers, Unit Owners' family members, servants, employees, agents, visitors, lessees, licensee, or occupants in violation of any of the animal rules and regulations, the Unit Owner will be fined

THE BOARD RESERVES THE RIGHT TO CHANGE THE PET POLICY AT ANYTIME WITH PROPER NOTICE TO HOME OWNERS. PROPER NOTICE IS DEEMED SERVED AND RECEIVED BY A FIRST CLASS MAILING TO ALL HOME OWNERS.