

Pet Rules and Regulations

- a. **Unit Owners may keep in their Units customary household pets subject to the following conditions and such other reasonable conditions as the Trustee(s) may by rule and regulation impose:**
- i. All permitted pets (other than fish) shall be registered with the Board upon such form and in such a manner as determined by the Board from time to time;**
 - ii. No pet shall interfere with the quiet enjoyment of the Condominium by its residents;**
 - iii. No dangerous breeds (including, but not limited to: Pit Bull Terriers, Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canarios, Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Cane Corsos, Great Danes, Alaskan Malamutes, Siberian Huskies or any breeds deemed dangerous by the Trust's Master Insurance Carrier or insurance agent), shall be kept in any Unit or allowed in the Common Elements;**
 - iv. No pet weighing more than forty (40) pounds shall be permitted at the Condominium;**
 - v. No more than a total of two (2) pets shall be permitted in any single Unit;**
 - vi. The Trustees may exclude a pet, including, but not limited to, exclusion based on the general disposition and noise level of the breed;**
 - vii. Any permitted pet shall not be allowed upon the Common Elements unless restrained by a leash, transport box, or cage; and in no event upon the land portion of the Property save for transit there across, except for areas designated therefor;**
 - viii. The owner or caregiver of each permitted pet shall immediately pick up, clean and sanitize any area soiled by pet waste and will properly dispose of any feces deposited by such animal;**
 - ix. No poultry, livestock, horses, wild animals, feral animals, dangerous animals or exotic animals shall be allowed at the Condominium; and,**
 - x. Each Unit Owner keeping such a pet or pets who violates any of the above conditions or permits any damage to or soiling of any of the Common Elements or permits any nuisance or unreasonable disturbance or noise shall: be assessed by the Trustee(s) for the cost of the repair of such damage or cleaning or elimination of such nuisance; and/or, be levied such fine as the Trustee(s) may reasonably determine and such legal fees and costs as the Trustees may incur; and/or, be required by the Trustee(s) to permanently remove such pet from the Condominium upon five days' written notice from the Trustee(s).**
- b. **No Unit shall be used or maintained in a manner contrary to or inconsistent with the provisions of this Master Deed, the Trust, the By-Laws, the Rules and Regulations, or the Act, as they may be amended from time to time, and all use shall be conducted in a manner consistent with the comfort and convenience of the occupants of the other Units.**