

**THE CAPE CONDOMINIUMS ASSOCIATION
RULES & REGULATIONS
PET OWNERSHIP**

**READ THIS POLICY BEFORE BRINGING ANY PET ONTO THE
GROUNDS OF THE CAPE CONDOMINIUM ASSOCIATION**

- A. No Co-owner may maintain more than two (2) pets.
- B. Prior to Co-owner bringing any pet onto premises it is required that the Van Buren Township Animal Ordinance be reviewed and understood (this is the co-owner's responsibility to obtain and review). By bringing a animal onto the grounds of the Association it is the understanding of the Association that the owner is aware of all Rules, Regulations and Ordinances set forth in regards to pets (animals).
- C. No animals described as *Dangerous animal* by the Van Buren Township Ordinance will be permitted onto the grounds of the association. A violation will result in the immediate removal of the animal and future pet ownership rights denied at the Association
- D. Please be sure to consider activities required for this animal when looking into bringing a large breed animal into the Association. Smaller breeds are preferred.
- E. All animals shall have such care and restraint so as not to be obnoxious or offensive on account of noise (i.e.: excessive or persistent barking), odor, unsanitary conditions, or causing damage to any Common Elements.
- F. No animal may be kept or bred for commercial purposes.
- G. No animal may be permitted to run loose at any time on the Common Elements. Pets must be supervised. Pets shall not be "tied out" on the Common Elements.

- H. Co-owners of pets shall immediately dispose of any fecal deposits left on the condominium premises. This will include all lawn areas. Guests and/or children of pet owners will be equally responsible for collection and disposition of all fecal matter while under their care.
- I. While on Common Elements, all animals shall be leashed or otherwise restrained with a leash or other restraint not exceeding six feet (6') in length except when in dog run area. At all times, when an animal is outside of the dwelling, it must be accompanied by the Co-owner or other responsible person(s).
 - a. No animal restraint may be beyond six feet (6') in length except in designated dog walk area (see map attached).
 - b. All animals must be restrained a minimum of eight feet (8') from flower and shrubbery beds while they are being walked.
 - c. No animals are allowed in landscaped areas or allowed to urinate and/or defecate on shrubs, flowers, front lawns, or any other manicured common area that is not specifically designated for pets.
 - d. A minimum of a \$50.00 fine will be assessed to the co-owner for violating these rules and regulations.
- J. No savage or dangerous animals shall be kept, and any Co-owner who causes any animals to be brought or kept upon the premises of the condominium shall indemnify and hold harmless the Association and all other Co-owners for any loss, damage, or liability which the Association or Co-owner's may sustain as a result of the presence of such animal on the premises.
- K. The Association may, without liability to the Co-owner thereof, remove or cause to be removed any animal from the condominium which is determined to be in violation of the restrictions imposed by these rules.
- L. Owners of pets shall comply, at all times, with local ordinances.
- M. Stray animals or wild animals shall not be fed or housed by Co-owners. Nor shall Co-owners or guest cause or allow any condition to exist which may attract stray or wild animals.

- N. In the event of a violation, the Board of Directors of the Association may assess fines for such violation in accordance with Condominium Bylaws and in accordance with duly adopted Rules and Regulations of the Association.
- O. Co-owner agrees with this policy and understands said policy prior to obtaining any pet to bring and house at The Cape Condominium Association.
- P. Non compliance may include but limited to correspondence, fines, legal fees, Van Buren Township violation/ticket.

Approved: 07-14-2004