

2600 Association, Inc.

PET POLICY – EFFECTIVE JULY 25, 2014

The following is the pet policy and regulations of **2600 Association, Inc.**, established by the Board of Trustees on July 24, 2014 in an open meeting and effective at 12:01AM on July 25, 2014. The purpose of this policy is to provide standards to ensure the best possible environment for both pet owners and non-pet owners and to ensure the responsible care of pets. All resident owners, renters and visitors must adhere to this policy.

1. Any owner or renter who wishes to keep a pet shall so inform management within 72 hours before inhabitation of the pet and must complete and/or obtain any required forms or documentation.
2. Owners and renters with pets must obtain and maintain unit owners or renters insurance with liability coverage that does not exclude injury or damage caused by pets, with a minimum liability coverage limitation of \$300,000.00 per occurrence. If this type of coverage is not available from the owner's or renter's homeowners/renters insurance company, then owners/renters must obtain and maintain a standalone bite liability policy with a minimum of \$300,000.00 in liability coverage. Owners/renters must provide management a copy of their insurance declaration page upon issuance and renewal on an annual basis within 10 days of the renewal or issuance.
3. Common household pets shall include domesticated dogs less than eighty (80) pounds, cats, fish aquariums no larger than ten (10) U.S. Gallons, small birds, rabbits and small turtles kept for pleasure. No owner/renter shall have more than two cats or one dog / with a maximum of two pets allowed in any unit.
4. Exotic animals such as non-domesticated canines and felines, pigs, snakes of any kind, rodents of any kind, monkeys, gorillas or chimpanzees, primates, Madagascar Hissing Cockroaches, Tarantulas, scorpions, Bearded Dragons, Sugar Gliders, Hedgehogs, Skunks, Capybaras, Wallabys, Hyacinth Macaw or any large exotic birds are strictly prohibited.
5. Owners/Renters must be able to maintain control over their pets at all times.
6. All dogs and cats must be spayed or neutered before the puppy or kitten reaches one year of age. If health problems prevent such spaying or neutering, a veterinarian's certificate will be necessary to allow the pet to become or continue to be a resident of the Association.
7. Pets shall be restrained (cats and dogs must be leashed) when on common property outside the owner/renters apartment or visiting in the apartment of another resident.
8. An owner's absence or inability to care for a pet in a short-term emergency should not mean that the pet is necessarily removed from the apartment.
9. Pets are not allowed in the laundry room, wellness center, rooftop, garden or storage areas.

10. Owners/Renters living on any floor other than the first floor are prohibited from unitizing the lobby entrance between 8AM and 9PM and must utilize the basement to enter and leave the building with their pet(s).

11. Any pets with an infectious disease or virus that can be easily spread to other pets or humans are not allowed at any time.

12. Owners and renters are required to license all animals subject to any governmental mandate and to adhere to the appropriate agencies requirements and a copy of the license and/or proof of all shots required shall be provided to the Association within ten days of each required renewal of such license or registration.

13. The following breeds of dogs have been identified by the insurance industry as most aggressive and are prohibited at 2600 Association, Inc.:

Akitas	Alaskan Malamutes	Boerboels
Cane Corsos	Chows Chows	Doberman Pinschers
German Shepherds	Great Danes	Mastiffs
Olde English bulldogs	Pit Bull Terriers	Presa Canarios
Rottweilers	Saint Bernards	Siberian Huskies
Staffordshire Terriers	Wolf-hybrids	

Mixes of any of the above breeds or any aggressive natured dog of any breed

MAINTENANCE OBLIGATIONS

Owners and Renters agree to promptly and regularly perform the following obligations in respect to ownership of a pet:

Keep their unit and common areas clean and free of pet odors, insect infestation and pet feces, urine, waste and soiled cat litter.

Restrain and prevent the pet from gnawing, chewing, scratching or otherwise defacing the doors, walls, windows and floor coverings of the unit, other units and the common area, buildings, landscaping and shrubs.

Immediately remove, clean up and appropriately dispose of any pet feces, waste and litter deposited by the pet(s) on the common grounds, shrubs, flower beds, sidewalks, access ways, parking lots and surrounding streets of the building. Disposal of pet waste and litter must be bagged and placed in trash receptacles located at the rear entrance of the building. At no time is the disposal of pet feces or cat litter allowed to be placed in the hallway trash rooms.

RESTRICTIONS AND OTHER OBLIGATIONS

Owners and Renters will at all times observe the following restrictions and obligations on ownership of a pet(s):

Owner/renter shall exercise proper restraint of a pet so as to prevent it from becoming a nuisance to any other resident or person. Cats and dogs will wear an identification collar at all times.

The pet shall be maintained and properly licensed and inoculated as required by local, county or state statute, ordinance or health code.

Pets of vicious or dangerous disposition shall not be permitted. Any pet duly determined to constitute under state or local law as a nuisance or threat may be required to be immediately removed.

A pet will not be permitted to disturb the health, safety, rights, comfort or peaceful and quiet enjoyment of other residents or visitors.

Pets except service animals will not be permitted to enter eating or gathering areas, except where properly restrained and where such is not offensive to the other residents or visitors of the building. Pets except service animals will not enter areas designated as no-pet areas by the Association.

Owners and renters shall be responsible for the proper care and feeding of their pet(s). If the health or safety of the pet(s) is threatened by the death or incapacity of the pet owner or if the pet is left unattended for 24 hours or longer, the Association may contact animal control to care for and/or remove the pet(s).

Any damage or infestation to a common area by a pet shall be the sole responsibility of the owner and/or renter and the cost to repair said damage will result in collection activity and/or a lien on the unit if the Association is not reimbursed within 10 days of the occurrence.

If clean-up of pet defecation or urination or any infestations requires an employee or vendor of the Association to perform said clean-up or remediation, then the unit owner and/or renter will be charged for all professional services, labor and materials utilized.

The unit owner must ensure that renters comply with all requirements of this policy and for reimbursing the Association for any damages or infestation of any common area. If a renter fails to adhere to any of the provisions of this pet policy, then all liabilities/responsibilities transfer to the unit owner.

The Association reserves the right to amend the rules by giving owners and renter's reasonable notice of no less than 30 days, prior to implementation of future amendments to the pet policy.

Repeated offenses by an owner or renter can be subjected to fines if determined necessary by the Board of Trustees or Association Management.

***NOTE:** Animals individually trained to do work or perform tasks for the benefits of a person with a disability are excluded from this policy. If any part of this policy is found to be in conflict with any federal, state or local law, then that part is voided and all other parts remain in effect.*

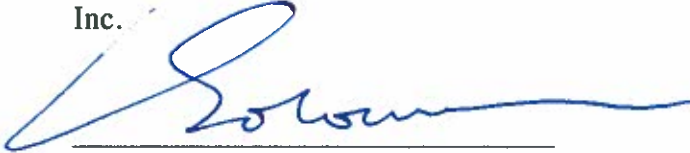
GRANDFATHER CLAUSE

If the unit owner or renter gives away or otherwise relinquishes any pet(s) that does not conform to the pet policy after July 24, 2014, or if/when the pet (s) dies, any future pets of the owner or renter must conform with the pet policy, the owner/renter will not be permitted to replace a relinquished or deceased pet in excess of the limitations stated in the pet policy. Future pet(s) must be approved by the Association prior to taking up residence and must be maintained in accordance with the pet policy.

Receipt and posting of Pet Policy:

Owners and renters have received a copy of the 2600 Association, Inc. pet policy. The pet policy rules and regulations have been provided by the Association by placing the regulations on the Association website, placing notice on billing statements and placing under each unit doorway.

Signed on July 24, 2014 by the elected member's of the Board of Trustees, 2600 Association, Inc.



Lin Solomon, President



Carolyn Aldrete



J. Shane Hatcher



Fran Aragona



Tanya Henderson