

**Animals/Pets  
Policy Resolution 02**

The duly elected Board of Directors of The Woods at Polaris Condominium Association establishes the following policy regarding animals and pets:

1. In accordance with Declaration Article III, Section 2(I), livestock and poultry are prohibited to be kept on the Condominium Property.

Household domestic pets, including dogs, cats, birds, rodents, turtles, and aquatic life kept in a tank with a maximum capacity of 100 gallons, are permitted to be kept in the Units provided they are not kept, bred, or maintained for any commercial purpose. As the Board cannot reasonably anticipate all scenarios involving permissible household domestic pets to be kept in Units, any other pet that is not listed within this provision requires prior, written Board approval.

2. A maximum of two household domesticated pets per Unit is permitted.
3. Pets must be on a hand-held leash of no more than six feet in length and accompanied by and under the complete physical control of the owner at all times when outside the Unit. Tying, staking, tethering, or chaining any pet outside in the Common Elements or Limited Common Elements is prohibited.
4. Pet owners are responsible for the immediate and complete clean-up of any pet waste on the Common Elements and Limited Common Element.
5. Pets are prohibited from attacking or otherwise interfering with the freedom of movement of persons or their pets on Condominium Property, including, but not limited to, chasing vehicles, attacking other pets, or creating an unreasonable disturbance in any other way.
6. Pets are prohibited from causing or creating a nuisance or detrimental effect on the Condominium Property. The Board of Directors has the right to assess enforcement assessments and/or terminate the right of any Unit Occupant to maintain a pet on the Condominium Property if the pet is causing or creating a nuisance or detrimental effect.

Examples of nuisance behavior or behavior that constitutes a detrimental effect for purposes of Item #6 include, but are not limited to, the following:

- a. Pets whose unruly behavior causes personal injury, property damage, or injury to another pet;


- b. Pets who make noise continuously for a period of ten minutes or more, or intermittently for two hours or more, to the disturbance of any person, whether indoors or outdoors, at any time of day or night;
  - c. Pets outside the Unit who are not accompanied by and under the complete physical control of their owner and on a hand-held leash no more than six feet in length;
  - d. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior toward any person or their pet(s), such as lunging at any person or pet in a threatening manner on more than one occasion or biting, injuring, or killing any person or pet, whether on or off the Condominium Property; or
  - e. Pets that are conspicuously unclean or parasite infested.
7. Unit Owners are solely and exclusively responsible for the actions of their pet(s) or the pet(s) of anyone residing in or visiting their Unit, including but not limited to, damage or injury to property or another person. Unit Owners are responsible for the cost of repairing any damage to Common Elements or Limited Common Elements caused by such pet(s), including, but not limited to, the cost of replacing grass, bushes, other landscaped areas and/or the properties of others.
8. In addition to all other legal remedies available to the Association, Unit Owners may be assessed an enforcement assessment for violation of these policies. Pets may be ejected at the discretion of the Board if they cause or create a nuisance to detrimental effect on the Condominium Property.

**THE WOODS AT POLARIS CONDOMINIUM  
ASSOCIATION**

This resolution, Policy Resolution 02, was revised at a meeting of the Board held on March 15, 2018 with the directors voting as indicated below:

Director	Yes	No	Abstain	Absent
Glenn Myres	<u>X</u>	___	___	___
John McEldowney	<u>X</u>	___	___	___
Jo Hutchison	___	___	___	<u>X</u>
Dan Bottorf	<u>X</u>	___	___	___
Jim Brady	<u>X</u>	___	___	___
Jack Minot	<u>X</u>	___	___	___

  
Association President

  
Association Secretary