

## PET RULES HR 2016 04 12

### Finding of the Executive Board

It is the finding of the Executive Board of American Meadows Condominium Association that improper care and handling of pets has caused damage to the common areas and had a negative effect on the sanitation of the project. The Executive Board therefore adopts the following rules and policies pertaining to pets in the project:

- A. No pet shall be allowed in the common areas except with a restraining leash and under the control of a responsible handler. No pet shall be allowed to defecate or urinate in the common or limited common areas of the complex. If a pet defecates or urinates on the project grounds, each time the pet defecates or urinates on the grounds shall be a separate violation.
- B. No pet shall be staked out in the common areas of the project.
- C. If an Owner or Resident or invitee of an owner or resident's pet defecates or urinates in a common area or limited common area of the complex, and if the pet waste is not completely cleaned up the Owner of the unit responsible is subject to a fine or penalty for failing to clean up after the pet in addition to a fine for permitting the pet to defecate or urinate on the grounds.
- D. Any damage caused by an Owner, Resident or other invitee's pet will be repaired by the Association and the cost of repair assessed against the Unit Owner responsible if the damage is not immediately repaired by the person or owner responsible for the pet.
- E. In addition to the responsible unit owner being subject to fines any animal causing a disturbance to other residents by noise or barking may be reported to the Municipal Animal Control office.
- F. An Owner, Resident or invitee of a unit will be assessed a fine of double the fine for an initial violation of pet rules for each additional violation of the pet rules occurring within one year of a prior violation of the pet rules by the Owner, Resident or invitee of the respective unit.
- G. All Owners and Residents shall comply with the leash laws and other regulations of the Municipality of Anchorage while on Association property. Violation of Municipal ordinances regarding pets is a violation of Association rules.
- H. Vicious dogs may not be kept in the complex. A dog that has been found to be vicious after a hearing may be ordered removed from the project. A dog that has been found to be vicious and ordered out of the project may not be brought onto the grounds or into the project.
- I. No pet may be kept in a manner that creates a nuisance or disturbance of other unit owners due to noise, odor or behavior.

ADOPTED by the Board of Directors of American Meadows Condominium Association this 12 day of April 2016

*Essien J. Ukoïdemabĩa* President American Meadows Condominium Association