

Westhaven Condominium Association, Inc.

RESOLUTION ADOPTING RULES REGARDING ALLOWED ANIMALS

WHEREAS the Board of Directors of Westhaven Condominium Association, Inc. (the “Association”) has the power to manage “the property and business of the Association,” pursuant to Article II, Section 5 of the Bylaws;

WHEREAS the Association’s Board may adopt Rules and Regulations concerning the use of the units, common and limited common areas, and the conduct of all residents pursuant to Article VIII of the Bylaws and Section 30 of the Declaration;

WHEREAS the Association’s House Rules currently prohibit dogs;

WHEREAS the federal Fair Housing Act requires condominium associations to make reasonable accommodations in their pet restrictions, allowing owners/residents who have a medically documented need for emotional support animals; and

WHEREAS the Board of Directors has allowed and will from time to time allow such emotional support and/or service animals consistent with the Fair Housing Act’s requirements, where appropriate; and

WHEREAS the Board finds it prudent to have Rules and Regulations to protect the Association’s interests;

THEREFORE, BE IT RESOLVED that the Association hereby adopts the following Rules and Regulations related to all animals on the Property, including the allowed support animals:

1. All owners of allowed support animals must have on file with the Association, proof of compliance with licensing requirements and proof of certificate from a licensed veterinarian of distemper and rabies shots. All animals must be licensed.
2. All animals must be either crated or restricted on a leash by a person capable of controlling the animal whenever the animal is within the association’s common area.
3. The Unit Owner, as well as the animal owner if different, is responsible and liable for any damage to property or injury caused by the animal.
- 4) Unit Owner, as well as the animal owner if different, shall comply with current insurance requirements for personal property, contents and public liability coverage as outlined in section 12 of the declaration documents or as amended or established in the

bylaws. The Westhaven Condominium Association shall be named as a certificate holder on the policy. The unit owner shall provide proof of insurance annually in the form of a current insurance certificate outlining coverage limits.

5) As some insurance policies may exclude coverage for certain breeds of dogs. Unit owner, as well as the animal owner if different, shall annually provide, on company letterhead, a letter from the insurance agent and/or underwriting insurance company, acknowledging that the underwriter is aware of , and that the policy covers, the breed of dog in the unit owners household for claims arising from dog bites, or property damage.

6. Those responsible for the animal shall immediately cleanup any excrement and shall carry an implement for pickup at all times when walking their animal.

7. Those responsible for the animal shall control and train the animal to avoid excessive barking or noise.

8. All instances of bites or scratches to a person or other animal shall be immediately reported to the appropriate police department.

9. In the event that the animal exhibits aggressive or threatening behavior towards people or other animals, which may cause fear for the safety of the individual, the Westhaven Condominium Association may then require that the animal be removed from the property.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be sent to all homeowners at their last known addresses.

The Board of Directors adopted this resolution on January 19, 2017 with the policies to take effect on January 19, 2017_.