

COLECROFT STATION CONDOMINIUM UNIT OWNERS ASSOCIATION

SUPPLEMENT TO POLICY RESOLUTION NO. 8 REGARDING PETS

(Dated July 23, 1994)

At its June 1994 meeting, the Board of Directors adopted rules regarding pets on the condominium complex. These rules are likely to particularly affect dogs in their application. Your adherence to these requirements is appreciated in order to enhance the quality of life here.

Dog waste has become an increasing problem on the common areas of the complex. This is due in part to an increase in the number of dogs owned by Colecroft Station residents. It is also due to non-residents who trespass on the property to walk their dogs.

1. All dogs belonging to non-residents of Colecroft Station are banned from all areas of the property.
2. Dogs belonging to residents of Colecroft Station are banned from the pavilion area as well as the grassy space and bricked patio space to the south and southwest of the pavilion. Because this is the only grassy recreational area (picnics, barbecues, sunbathing, etc), it should be set aside for such purposes without the area being fouled by pet urine, etc. This is due to both odor and sanitation concerns.
3. Dogs belonging to residents of Colecroft Station may still be walked on other grassy common areas of the complex, including along West Street and from the circle west to the linear park on the west side of the complex.
4. Resident dog owners will be required to pick up, remove and sanitarily dispose of all solid waste deposited in any area of the complex by their dogs. This is simply common courtesy to your neighbors, as well as an odor and sanitation imperative.
5. Residents are reminded that city ordinances require pet owners to pick up solid waste from their pets on all city property. This includes the area of the linear park between our property line and the metro tracks. Because of the proximity of this city property to our complex, enforcement of these ordinances are particularly important to our residents. In short, pet owners must pick up after their pets whether on or off of Colecroft Station property.
6. While these requirements are enforceable by fines and other means, we anticipate immediate and continued compliance by all residents based upon this notification alone. Thank you.

BOARD OF DIRECTORS

COLECROFT STATION CONDOMINIUM UNIT OWNERS ASSOCIATION

POLICY RESOLUTION NO. 8

(Dated March 16, 1990)

Rules and Regulations Regarding Pets

WHEREAS, Article 3, Section 3.1 of the Bylaws states that “The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Unit Owners Association and may do all such acts and things as are not by the Condominium Act or the Condominium Instruments required to be exercised and done by the Association;” and

WHEREAS, for the health, safety, welfare, comfort, and convenience of all Owners, the Board wishes to establish uniform regulations for the keeping of pets at the condominium;

NOW, THEREFORE, BE IT RESOLVED THAT the following pet policies be adopted by the Board:

I. GENERAL PET GUIDELINES

A. Pet Categories. Pets shall be categorized as follows:

1. Ordinary House Pets shall include dogs, cats, caged domesticated birds, hamsters, gerbils, ferrets, and guinea pigs, aquarium fish, small snapping turtles and tortoises, domesticated rabbits, rats, and mice, and creatures normally maintained in a terrarium or aquarium. All Ordinary House Pets are permitted subject to the guidelines in this Resolution.
2. Unusual House Pets shall include, without limitation, those animals not generally maintained as pets including any reptiles, anthropoids, felines other than domesticated cats, canines other than domesticated dogs, rodents, mammals, birds and other creatures than those listed in Subsection 1 above, or not maintained in a terrarium or aquarium. Unusual House Pets are prohibited.

B. Number of Pets. The number of Ordinary House Pets including caged birds, and excluding those maintained in an aquarium or terrarium, shall not exceed one (1) per unit without the written approval of the Board of Directors.

II. REQUIREMENTS AND RESTRICTIONS

- A. Pet Owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the property.
- B. Pets shall not be permitted upon the Common Elements of the Condominium unless they are carried or leashed. No leash may exceed six feet in length.
- C. No pet may be leashed to any stationary object on the Common Elements.
- D. Pet Owners are responsible for any property damage, injury or disturbances their pets may cause or inflict.
- E. Commercial breeding of pets within the Condominium is prohibited.
- F. All pets must have and display, as appropriate, evidence of all required registrations and inoculations.
- G. Every female dog, while in heat, shall be kept confined in the Unit by its Owner in such a manner that it will not be in contact with another dog nor create a nuisance by attracting other animals.
- H. Cats shall not be left unattended outside the unit.
- I. No Owner shall inflict or cause cruelty in connection with any pet.
- J. Owners shall not feed pets other than their own, unless permission has been obtained from the Owner.

III. NUISANCES

The following shall be grounds for complaint and finding of a community nuisance:

- A. Pets running at large;
- B. Pets damaging, soiling, defecating on or defiling any private property (other than that of such pet's Owner) or the Common Elements;
- C. Pets causing unsanitary, dangerous, or offensive conditions;
- D. Pets making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the Property;

- E. Causing or allowing any pet to molest, attack, or otherwise interfere with the freedom of movement of persons on the Common Elements, to chase vehicles, to attack other pets, or to create a disturbance in any other way;
- F. Failing to confine any female animal in heat to prevent the attraction of other animals;
- G. Using a vehicle as a kennel or cage.

IV. PROCEDURES FOR SOLVING PET PROBLEMS

Any Owner concerned with a pet-related problem should do the following:

- A. Attempt to arrive at a solution to the problem with the Pet Owner in a courteous and helpful manner.
- B. If personal attempts at a solution fail, then a written complaint should be filed with the Managing Agent. The complaint should document the problem as thoroughly as possible. Documentation should include identification of the Pet(s) involved, a complete description of the problem or disturbance, and dates and times of disturbances (whenever possible) as well as a brief description of informal attempts to solve the problem.
- C. The Managing Agent will first attempt to obtain an informal solution to the problem. If such a solution is not possible, the Managing Agent will refer the matter to the Covenants Committee, which may initiate action under the Special Resolutions process; the Association may have offending pets removed from the Condominium upon twenty (20) days written notice from the Covenants Committee.
- D. Suspected stray pets should be reported to the appropriate City of Alexandria officials (for possible identification) prior to contacting the Association Office.
- E. All bites, attacks by pets, or diseased animals should be reported to City of Alexandria officials, then to the Managing Agent.
- F. Penalties for violation of applicable local ordinances may be enforced by the locality without regard to any remedies pursued by the Association.
- G. In the event of emergency only, the parties involved may take any actions deemed prudent to resolve the emergency without regard to the above procedures. A written report should be made to the Managing Agent.