

FOUNTAIN SQUARE CONDOMINIUM ASSOCIATION, INC.
Declarative Pet Document

The Fountain Square Condominium Association, Inc.'s, Board of Directors recognizes and appreciates the companionship and bonding that pets provide to their owners. Likewise, the Board of Directors fully comprehends the valuable asset the allowance of pets provides for sellers of a condo unit to viable candidates with a pet. Nevertheless, the Board of Directors further recognizes and appreciates its responsibilities to all residents, including non-pet owners and responsible pet owners, to enjoy the tranquility experienced from the absence of dogs barking, pets being unleashed and roaming at large, and the unsanitary and environmentally unsafe conditions created by such uncontrolled roaming and the failure of pet owners to clean up after their pets.

Consequently, whereas the safety, security, and well-being of all residents is the prime responsibility of The Board of Directors of Fountain Square Condominium Association, Inc., it is also the responsibility of said board to ensure that all residents who are pet owners fully comply with all county and city ordinances, as well as the Fountain Square Condominiums Rules and Regulations. Therefore,

- 1) Pets (cats and dogs) must be on a leash or carried when outside of the condo unit.
- 2) It is the sole responsibility of pet owners to control the noise of their pets when inside the condo unit to ensure there is no disturbance to other residents; e.g. constant barking. All written complaints by residents will be addressed by the Board of Directors.
- 3) To protect against animal cruelty, maintain a safe and sanitary environment, internally and externally, and to ensure against the generating of an increased noise level, the following limitations will apply:
 - a) No more than two pets per condo unit. A single pet shall not exceed at full growth a weight of 25 pounds. Two pets shall not exceed at full growth a total weight of 30 pounds together. Weights shall be validated by a certified veterinarian.
 - b) Any pet that exceeds the above weight limit must be removed from the residence.
 - c) No chows, pit bulls, Doberman pinschers, Rottweilers, or dogs that are a mix of any of these breeds will be allowed to reside on the property.
 - d) Any owner of a pet that is deemed by the Board of Directors to be of a danger or threat to any resident at any time will have the concern immediately referred to Fountain Square Condominium Association's attorney for swift and certain legal action.

REQUIRED INFORMATION:

UNIT # _____ OWNER/RENTER _____

PHOTO OF PET: DOG _____ CAT _____

COLOR _____ NAME _____ AGE _____ GENDER _____

COPY OF VETERINARIAN WEIGHT VERIFICATION ATTACHED: YES _____

By affixing my signature to Fountain Square Condominium Association, Inc.'s, Declarative Pet Document governing pet owners' responsibilities, I hereby acknowledge that I fully understand my legal responsibilities and obligations and accept all and any consequences of my infractions to this document.

Owner/Renter

Board of Directors Approval

Dated

Dated