

## Summer Place Pet Policy (10/9/2022)

### From the Summer Place on the Lake Condominium Declaration of Condominium (Bylaws) - Page 21

Section 9.8. ANIMALS. No animals, reptiles, birds, rabbits, livestock, fowl or poultry of any kind shall be kept, raised or bred in any portion of the property, except that ONE dog, cat, bird or other household animal may be kept as a pet in the condominium unit. There shall be no structure maintained for any such animal outside the condominium unit at any time.

- a. The pet shall not be allowed out of the owner's unit unless it is in the custody of a responsible person.
- b. The pet's owner shall pick up and properly dispose of the pet's waste.
- c. The owner will be responsible and will pay for any damage or destruction caused by the pet to any part of the property, such responsibility and liability of the owner to include the repair of damaged items to their former condition and/or replacement where necessary, in the sole opinion of the Board of Managers.
- d. The owner agrees to put the pet out for board or otherwise remove the pet from the unit, if the pet is or becomes a nuisance or annoyance or interferes with the rights or enjoyment of other unit owners or because of any noises or smells emanating from the pet, or damage by the pet, or if the Board of Managers subsequently revoke this consent.
- e. The owner acknowledges and agrees that the Board of Managers may revoke this consent and/or amend and change this section pertaining to animals without prior notice to unit owners and at any time, and unit owners shall abide by such amendments or changes.

### From the Summer Place on the Lake Association Policies & Guidelines - Page 3 of 8

**Pets:** Owners are responsible for cleaning up after their pet and those of their guests. Pet waste bags and disposal stations are located at the garage across from Building 712, end of the garage past Building 682, the bottom of the driveway before the garage building, the lakeside corner of Building 68, the area between the garages across from Building 895, at the end of the parking lot past Building 985 and in the area at the top of the hill across from the office (see attached photo for locations). Fines will be applied for pet waste violations – for both not picking up after your pet and for using grass areas (lakeside grass and the hill below the upper pool) not intended for pet relief. Pet areas include:

- Both sides of the entry road from the tennis courts to the stand-alone garages
- All of the ground surrounding the stand-alone garages
- The lakeside of the hill from the upper tier to the lower tier
- The rocky area behind the lower tier garages
- The rocky area along the walkway behind the lower tier buildings
- The lakeside grass IS NOT an area for pet relief
- The hill below the upper pool IS NOT an area for pet relief

No animals, reptiles, birds, rabbits or livestock of any kind shall be kept, raised or bred in any portion of the property, except one dog, cat, bird or other household animal may be kept as a pet in the condominium unit. No structures for any animal outside of the condominium unit. **Only ONE pet per unit at any time. This includes visiting guests or family members that may have pets.**

Violations of the one pet rule will result in a \$100 fine for the first offense, \$200 for the second offense; fines will double upon each incident ... in addition,

- Pets are not to be left on the deck when the Owner is not home.
- Dogs must be leashed at all times.
- Cats are not permitted to roam freely.

### From the Minutes of the 2018 Annual Summer Place Homeowners Meeting

With regards changing from the ONE pet policy – this issue was discussed at the 2018 annual homeowners meeting. At that meeting, homeowners were asked if Summer Place should move away from this policy allowing more than ONE pet. A show of hands and vote was taken and almost everyone in the room agreed to keep the policy the same. Even the homeowners with TWO dogs agreed the policy should remain at ONE pet. The minutes from that meeting were published that included the note below:

**Pet Policy:** The Association's Declaration states only one pet per unit is allowed. Since there are currently Homeowners that have more than one pet, and this rule was never enforced, the Board will grant temporary waivers. If the second dog, for example, passes away, the waiver will be rescinded. Homeowners will be notified of this policy and must come forward to apply for a waiver. Local Realtors will also be notified of this rule. Only current Homeowners will be "grandfathered" and new buyers will not be granted a waiver.