

ELIOT HOUSE CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS REGARDING
THE HARBORING OF PETS

The Owner/Renter resident of Eliot House agrees to abide by the Rules and Regulations adopted by the Board of Directors of the Eliot House Condominium Association and to cooperate with the Board as it carries on its responsibilities.

Specific Rules and Regulations agreed to by pet owners include:

1. Consistent with the Declaration of Eliot House Association, household pets may be kept in units subject to rules and regulations, adopted by the Board. All owners and/or renters must sign a Pet Owner Registration and Agreement Form.
2. Dogs and cats must be registered before or at the move-in conference.
3. No more than one dog may be kept in any one unit, or combination of units; or no more than two cats may be kept in any one unit, or combination of units.
4. Pets are not permitted in the lobby, laundry area, hospitality room, or garage except for passage to and from the car.
5. Pets are not permitted to play or exercise in the hallways, stairwells, or common areas.
6. People accompanying pets are required to use the service elevator (unless it is not in service, then the West Elevator is to be used) when entering or leaving Eliot House.
7. People accompanying pets are required to use the West and South doors when entering or leaving Eliot House.
8. Pet owners are required to remove their pets from Eliot House property before permitting pets to urinate or defecate. Dog runs, located along LaSalle Street, are provided for these purposes.
9. All dog training paper or litter from cats, hamsters, etc. must be wrapped and sealed in double plastic bags and deposited on the floor of the garbage chute room. **Litter should not be thrown down the chute in any form!**
10. **Pets must be on a short leash at all times** while on Eliot House Property.
11. Pet owners are not permitted to allow their pets to become an excessive nuisance or create an unreasonable disturbance. A pet is considered a nuisance or disturbance when, for example: (including but not limited to)
 - a. A pet exhibits instances of uncontrolled behavior toward other residents, guests, or employees (e.g. excessive barking, growling, jumping, biting, scratching or lunging at others).
 - b. Creates excessive noise by barking, howling, or crying.
 - c. Creates unpleasant odors from defecation, urination, or cat litter in pet owners' apartment or in common areas, or if the pet has health problems that causes unpleasant odors which penetrate into common areas.
12. Pet owners assume full responsibility, financial or otherwise, for any personal injury or property damage caused by their pets.
13. Any person requiring special consideration of these rules must petition the Board of Directors for approval.

C. Enforcement of Pet Rules and Regulations

1. Pet complaints should be made to Management.
2. Management forwards a copy of complaint to the Board.
3. Residents not complying with the rules and regulations concerning pets will be subject to a fine of not less than \$25.00 but not to exceed \$250.00 for each violation plus any costs associated with their pet's behavior. This fine will be assessed against the unit owner on his/her monthly assessment. Management and/or the Board Directors will take appropriate action if a unit owner incurs repeated fines for violations of the rules and regulations concerning pets. Such action may include the eviction of the pet. After prior notice, Management will:
 - a. Provide written notice to the violator.
 - b. Inform the violator that he/she has the opportunity to appear at the board meeting on a specified date.
 - c. If requested by the violator, the accusers should be present and;
 - d. Inform the violator that they have the right to have an attorney present at the hearing.

This release cancels all previous policies, rules and regulations pertaining to pets, including Section XXI, page 13 of May 1981 Eliot House Condominium Association Handbook of Rules and Regulations.