

Elite Brownstone Condominium Pet Policy and Agreement

A. Registration & Fees

Condo residents must complete and sign the Elite Brownstone Condominium Pet Agreement before any pets begin occupying the unit. Upon completion of the agreement, all pet owners will include an additional \$30.00 to their Elite Brownstone Association Dues. The Pet Agreement will be reviewed at a minimum annually by the Elite Brownstone Board.

B. Permissible Pets

All pets residing in the Elite Brownstone Condominium must be licensed and in compliance with the City of Grand Forks animal ordinance.

C. Restrictions

1. Pets shall not be kept, bred, or used for any commercial purpose.
2. Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered. Pets must not be left unattended on patios or balconies. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier.
3. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings.
4. No pet shall be allowed to become a nuisance or create any unreasonable disturbance.

Examples of nuisance behavior for the purposes of this paragraph are:

- a. Pets whose unruly behavior causes personal injury or property damage.
 - b. Pets who make noise continuously and/or incessantly to the disturbance of any person at any time of day or night.
 - c. Pets in common areas who are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than six feet in length or in a pet carrier.
 - d. Pets who relieve themselves on walls or floors of common areas.
 - e. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
 - f. Pets who are conspicuously unclean or parasite infested.
5. Notwithstanding any other provision herein, disabled individuals may keep assistance animals in their units. Furthermore, nothing herein shall hinder full access to the apartments and the common areas by individuals with disabilities.
 6. Residents are responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as resident pets. Pet(s) of guests that stay in the unit for more than 14 days (consecutive or staggered) in one month are subject to the additional \$30.00 Condo Association fee.
 7. Pet owners shall indemnify the association and hold it harmless against loss or liability of any kind arising from their pet(s).

D. Enforcement

Any condo resident observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed, and presented to the Elite Brownstone Association Board. If the board is in agreement with such complaint, the pet owner will receive written notice of the violation.

Depending on the nature, severity, and frequency of the violation, the Elite Brownstone Association Board may require the permanent removal of any pet. For example, if such pet is determined by the board to be a nuisance or a danger to the condo residents and surrounding community.

By signing the Elite Brownstone Condominium Pet Agreement, I agree to the above mentioned Pet Policy.

_____ Pet owner	Signature	Date
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Acknowledged by:

_____ Elite Brownstone Condo President	Signature	Date
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