

## **THE VILLAS AT CATTAIL CREEK CONDOMINIUM**

### **RULES AND REGULATIONS REGARDING PETS**

**WHEREAS**, the Villas at Cattail Creek Condominium Association is governed by the Maryland Condominium Act, the Association's Declaration, Bylaws and duly adopted Rules and Regulations;

**WHEREAS**, Section 11-111 of the Maryland Condominium Act provides that the council of unit owners or the body delegated in the Bylaws to carry out the responsibilities of the council of unit owners may adopt rules for the condominium;

**WHEREAS**, Article V, Section 3 of the Bylaws of the Villas at Cattail Creek Condominium empowers the Board of Directors to do all such acts and things for the administration of the affairs of the Condominium which are not by law or by the Bylaws, directed to be exercised and done by the Council of Unit Owners;

**WHEREAS**, Article V, Section 3 (d) of the Bylaws of the Villas at Cattail Creek Condominium empowers the Board of Directors to promulgate and enforce such rules and regulations, and such restrictions or requirements, as may be deemed proper respecting the use, occupancy and maintenance of the Condominium Regime as they are designated, to prevent unreasonable interference with the use and occupancy of the Condominium Regime by the Unit Owners and the quiet enjoyment of the same, all of which are to be consistent with all applicable State and local laws, the Declaration and the Bylaws;

**WHEREAS**, Article X, Section (xii) of the Declaration of the Villas at Cattail Creek Condominium states:

The maintenance, keeping breeding, boarding, and/or raising of animals, livestock, or poultry of any kind shall be and is hereby prohibited within any Unit or upon any Common Elements, except that this shall not prohibit the keeping of two (2) household pets provided that they are not kept or maintained for commercial purposes or for breeding and the cumulative weight does not exceed sixty (60) pounds and further provided no pit bull dogs or similar type of dogs shall be permitted. Pets shall not be permitted upon the Common Elements except in areas designated by the Architectural Committee or Condominium Board, as applicable. All pets shall be accompanied by an adult and are to be carried or leashed. The person accompanying any pet is responsible for the removal and disposal of any solid waste deposited by the pet upon any portion of the Condominium. Any member who keeps or maintains any pet upon any portion of the Condominium shall indemnify and hold the Condominium Association and each of its members free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Condominium. The Condominium Board shall have the right to order any person whose pet is in violation or is a nuisance (including, without limitation,

barking which is a nuisance to any person in the Condominium), to remove such pet from the Condominium.

**WHEREAS**, the Board of Directors seeks to adopt Rules and Regulations which govern the keeping of pets within the Condominium and in individual Units; and


**NOW**, therefore be it resolved that the Board of Directors adopts the following Rules and Regulations which govern the keeping of pets within the Condominium and within individual Units.

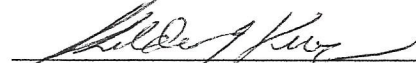
- (1) Only household pets are permitted within the Condominium provided that they are not kept for commercial purposes or for breeding or boarding.
- (2) Livestock and poultry are not permitted. Exotic animals, including but not limited to snakes, are not allowed.
- (3) Small animals such as, but not limited to, dogs, cats, fish and caged domesticated birds are permitted.
- (4) The total number of pets within the Condominium shall not exceed two (2) per unit at any given time.
- (5) The total number of pets within each Condominium unit may not exceed a cumulative weight of sixty (60) pounds upon maturity. Thus, if a resident has two pets the combined weight of both pets may not exceed the sixty (60) pound total cumulative weight requirement upon maturity of both pets.
- (6) All pets must be carried by an adult, or be on a leash at all times when in the Common Elements or Limited Common Elements of the Condominium.
- (7) Pets are not be permitted to wander unattended, and may not be left outside (including on decks, patios and exterior staircases) unattended or tied to any objects on the general common elements.
- (8) All pet owners are responsible for the immediate removal of waste from his or her pet from the Condominium.
- (9) Pet owners are responsible for any damage to property or injury to persons or other animals that may be caused by their pet.
- (10) Any owner or occupant who keeps a pet on the property shall be deemed to have indemnified and hold harmless the Association, the Board of Directors, each of the other owners and occupants, and the property management company from any loss, claim or liability related to his/her pet within the Condominium.

- (11) The Board of Directors shall have the right to order any pet that is in violation of the Rules and Regulations, or deemed a nuisance, removed from the Condominium.
- (12) Any current resident whose pet or pets exceed an individual or cumulative weight of sixty (60) pounds and thus are not in compliance with Section Five of these Rules and Regulations as of the date of adoption of these rules will be exempted from Section Five of these Rules and Regulations until the death or voluntary removal, whichever occurs first, of the non-complying pets. Upon the death or voluntary removal of the non-complying pets owned at the time of the adoption of these Rules and Regulations all future pets of the resident must comply with all of these Rules and Regulations, including Section Five.
- (13) Any current residents whose number of pets exceed two (2) and thus are not in compliance with Section Four of these Rules and Regulations as of the date of adoption of these rules will be exempted from Section Four of these Rules and Regulations until the death of or voluntary removal, whichever occurs first, of the non-complying pets. Upon the time of adoption of these Rules and Regulations, all future pets of this and all residents must comply with the Rules and Regulations, including Section Four.
- (14) These Rules and Regulations have been adopted pursuant to Section 11-111 of the Maryland Condominium Act.

IN WITNESS WHEREOF, the President and Secretary, on behalf of the Council of Unit Owners of Villas at Cattail Creek Condominium have caused these Rules and Regulations to be duly executed, as of this the 5<sup>th</sup> day of November 2007.

ATTEST:

  
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Allison Parsons, Secretary  
Villas at Cattail Creek Condominium

  
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Sheldon Krieger, President  
Villas at Cattail Creek Condominium