

# Exchange Lofts Pet Policy

Violation of the Exchange Lofts pet policy in any capacity will result in fine(s). The first violation will result in a fine of \$250. The second violation will result in a fine of \$500. The third and any subsequent violations will result in a fine of \$1,000. If three violations occur, the HOA Board may also choose to file suit against the responsible owner. *Investor-owners are responsible for ensuring that their tenants comply with the pet policy.*

1. Pets may not urinate or defecate on Exchange Lofts property. This includes the front and/or back stairwells, the lower and upper parking areas as well as the sidewalk in front of the building. Your HOA Board highly recommends that you contact the management company should you see a resident not complying with this guideline.
2. Dogs over 50 lbs. are not permitted on Exchange Lofts property.
3. Upon notification by the HOA to pet owner, such an animal is to be removed from the Exchange Lofts property within 24 hours. Owner of animal in question may then petition Board in writing and request re-admittance of animal to the Exchange Lofts property.
4. Animals other than caged birds, dogs, cats, and fish must be approved by the Board before the animal is allowed on the premise.
5. Any pet which shows overly aggressive behavior (as determined by the Board) is subject to immediate removal.
6. Pet owners must have control of animal(s) at all times in common areas. Dogs must be kept on leashes while outside of your condominium.
7. Rules regarding excessive noise and/or odors from pets apply at all times of day.
8. Current shot/vaccination records must be kept by owner. Records may be requested at any time by the HOA, at which time pet owner will have 48 hours to produce the requested documents.

*ARTICLE V, Section 6 of the By Laws states the following:*

13. Caged birds or animals, house cats, and dogs may be kept in a Unit Owner's Unit unless the same shall become a nuisance or disturbance to other Unit Owners. In no event shall any other bird or animal be kept or harbored in the Buildings. No pets that weigh over 50 lbs. shall be allowed. All Unit Owners shall obey all applicable leash laws, will not allow their pets to run loose at any time, and will not leave them tied up outside their Units. Unit Owners shall be responsible for any and all waste created by their pets, and, if so designated by the Association, shall abide by any and all other rules created by the Association pertaining to pets.

4. No Unit Owner shall make or permit any noise or objectionable odor that will disturb or annoy the occupants of any of the Units in the Property or do or permit anything to be done therein that will interfere with the rights, comfort or convenience of other Unit Owners.