

ARTICLE IV

PETS

- 4.1 **Permitted** Dogs and cats may be kept as pets as long as a sheet is kept on file for the pet with the management company. The file will include the name, breed, size, a photograph, and the name and phone number of a person to contact in case of emergency.
- 4.2 **Limit** No unit shall have more than two pets; residents may have two cats if they have no dogs. Acceptable pets at Hunters Glen include dogs, cats, aquarium fish, birds, hamsters, gerbils and reptiles. No spiders, mice, rats, or animal creature which does not fall into the aforementioned categories may be kept in any unit or common area of Hunters Glen.
- 4.3 **Disturbance or Nuisance** No pet shall be kept creating a nuisance, disturbance, annoyance, or repeatedly barking, yelping, growling, or scratching. If a pet is creating these disturbances, the offended resident should call the owner of the animal and request they control their animal. If the offended resident does not feel comfortable approaching their neighbor, they may contact the management company and a letter can be sent to the pet's owner. It is expected that pet owners receiving a complaint will address the issue promptly for the benefit of their neighbors and the complex as a whole.
- 4.4 **Pets Outside Their Units** Pets shall not be permitted to loiter, play or be housed in any part of the common entries. Evidence of pets which is found in the hallway common areas is cause for a written letter of warning to the owner. When returning to the unit on wet or snowy days, only the front door shall be used and the pet shall either be carried to the unit through the common entry or should be cleaned and dried before entering the common area. The unit owner and owner of the pet shall clean any soil from the common entry after the passage of the pet, eliminating any dirt or soil brought in by them or the pet. The pet must be carried or on a leash when outside the individual unit.

Owners MUST pick up all feces immediately after deposit by their pet. The waste must be properly disposed of so as not to be evident to any other HG residents. Please remember that as a pet owner, it is your duty to clean up after your pet, immediately or as soon as physically possible. No pet of any kind may be allowed to run loose on the Hunters Glen property. This applies to all pets, including cats and dogs. All pets must be leashed any time they are outside of an individual unit. No exceptions.

Chains, leashes, ropes, stakes, tethers and other such devices to restrain pets may not be used on Hunters Glen property, as it damages the grass around the tether. Pets may not be outside unattended.

4.5 **Responsibility** Any resident housing a pet shall assume full responsibility and liability for personal injury or property damage caused by such pet, and holds the Association and management company, their agents and employees, harmless from such liability arising out of housing any pet or allowing it the use of common areas.

4.6 **Enforcement** After a pet owner receives two (2) written warnings of a pet problem or violation, any further complaints could provide the Board and/or management company just cause to have the animal removed from Hunters Glen property.

We know that pets are an important element of the families who own them. However, at no time does the pet have the right to prohibit other residents from enjoying their property. Please care for your beloved animal, train them well and allow them to be beloved, well-mannered members of our community!

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