

**RIVERBEND AT LEISURE WORLD CONDOMINIUM
POLICY RESOLUTION NO: 10
PET POLICIES**

WHEREAS, Article 3, Section 3.1 of the bylaws of the condominium assigns to the Board of Directors "all powers and duties necessary for the administration of the affairs of the Unit Owners Association and may do all such acts and things as are not by the Condominium Act or the condominium instruments required to be exercised and done by the Association"; and

WHEREAS, Article 3, Section 3.1C of the Bylaws provides that the Board of Directors shall, on the behalf of Riverbend Condominium Unit Owners Association "provide for the operation, care, upkeep and maintenance of all property and services of the condominium"; and

WHEREAS, the Board deems it necessary to establish certain rules and regulations for use in governing the Unit Owners Association,

NOW, THEREFORE, BE IT RESOLVED THAT: the following rules and regulations regarding pets be adopted:

A. GENERAL GUIDELINES

- 1. Orderly domestic animal not to exceed one per unit (whether resident or visiting) that does not normally make noise is allowed.** Permitted animals are limited to the following: dogs, cats, caged birds or aquarium fish.
- 2. Each unit may house only one domestic animal.**
- 3. A limitation on weight of residents and visitors dog not to exceed 35 pounds at maturity, and for the following four breeds not be allowed Doberman pinscher, pit bull, Rottweiler, and German shepherd unless they are service dogs.**
4. No more than one ordinary domestic animal that leaves the unit for the performance of bodily functions-will be permitted, e.g. dogs.

5. No other animals, livestock, poultry or reptiles of any kind regardless of number, may be maintained, kept, boarded or raised, in any unit or upon the common elements.
6. Service Dogs are excluded from the provisions contained herein provided that they are accompanied by their owner/handler. The Service Dog must be registered with the Association Office and must be maintained in such a manner as to meet the safety and sanitary standards that apply to other animals at Riverbend.

B. PET REGULATIONS

1. Pets must be leashed or carried in all common elements. Leashes may not exceed a length that will permit close control of the pet.
2. The wooded area a short distance from the rear of the building is the designated "pet area". Attendants should restrict their dogs to this area for their needs when weather and lights permit. If weather and darkness prohibit using the pet area, other lighted areas in the rear of the building may be used. Attendant should use an area as far removed from the building as possible. Regardless of where the dog is walked, the attendant must remove and properly dispose of all droppings from his/her dog.
3. When entering/leaving the building it is strongly recommended that the garages be used. If, however, the stairwell 2 door on level I must be used, attendants must be diligent in assuring that dogs do not urinate or defecate near the building. Besides creating a most unpleasant entryway, such behavior directly impacts unit owners in those tiers. When leaving the building by that exit, attendants should not **allow** the dog to stop until they have reached the loading dock area. If the dog is unable to be controlled in that manner, attendants must use another exit/entrance.
4. No pets may be taken through the lobby or mail room area (held or otherwise). However, pets may be taken from the elevator at the GR (lobby) level to the doors leading to the garage.

5. Elevator No. 1 (the left elevator as you face the elevators) is designated as a pet free environment. Only elevators 2 and 3 (the middle elevator and the right freight elevator) may be used for transportation of pets. On rare occasions when both elevators 2 and 3 are out of service, elevator 1 may be used to transport pets.
6. Pets may not be leashed to any stationary object on the common elements nor left unattended in any vehicle or anywhere outside the resident's unit.
7. Pet owners are responsible for any damage, injury or disturbance caused by their pets. Disturbance shall include excessive noise. A pet causing or creating a nuisance or any unreasonable disturbance may be permanently removed from the condominium upon ten days written notice from the Board of Directors. Actions that constitute a nuisance include, but are not limited to, abnormal or unreasonable crying, barking, scratching or unhygienic offensiveness.
8. Pet owners are fully responsible for personal injuries and/or property damage caused by their pets and shall indemnify and hold the Association, each unit owner and the Declarant 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.
9. A resident is responsible for the behavior of any visiting dog. Non-dog owners receiving a visiting pet should obtain a copy of the rules and regulations from the management office and are responsible for that animal's behavior.
10. Pet owners must dispose of any cleanup in a proper receptacle. Receptacles are located at the entrance to the woods and at ends of the garage.
11. If an "accident" happens inside the building the attendant is responsible for taking immediate action to clean up the area where it occurred. If help is needed, call the management office immediately. If the accident happens when the management office is closed and assistance is needed, it is the responsibility of the owner to seek help from whatever source is available to him/her.
12. No resident shall inflict injury, cause cruelty or deliberately instigate a disturbance in connection with any pet.

13. A pet must display a valid license on a collar and be kept according to the animal control ordinances of Loudoun County. All pets that may leave the unit must be registered and inoculated as required by law and registered with the Association office. The Board of Directors may establish reasonable fees for registration, not to exceed the additional costs incurred by the Association resulting from presence of pets.
14. Keeping pets for commercial purposes or breeding is prohibited.
15. Stray animals should be reported to the Loudoun County Animal Shelter, 703-777-0406, and arrangements will be made to pick up the animal.

C. PROBLEM SOLVING PROCEDURES

If a neighbor's pet becomes a problem, you should do the following:

1. Document the problem as completely as possible. This includes identification of the animal and the owner, as well as a complete description of the problem.
2. Speak first with the management for assistance and then, if requested file a written statement outlining the offense with the management office.
3. If the owner does not correct the situation and the problem continues a penalty may be imposed by the Association.

REVISED September 26, 2007

REVISED April 2, 2009

VISITING PET REGISTRATION

PLEASE RETURN THIS PET REGISTRATION TO:
MANAGEMENT OFFICE RIVERBEND
CONDOMINIUM

_____ (DOG)(CAT)(BIRD)(_____) (M) (F) _____
(COLOR) CIRCLE (OTHER) (BREED)

General Description: Please describe the type of pet, predominant color,
other colors of special markings and any other helpful
descriptive information.

OWNER'S NAME _____ ADDRESS _____
HOME PHONE _____
WORK PHONE _____

NAME ANIMAL ANSWERS TO _____

CURRENT _____ REGISTRATION NUMBER _____
(County and State)

DATE AND REGISTRATION OF RABIES INOCULATION _____

BY REGISTRATION OF MY PET I ACKNOWLEDGE THE PET
POLICIES SET FORTH IN THE RIVERBEND AT LEISURE WORLD
CONDOMINIUM UNIT OWNERS ASSOCIATION RULES AND
REGULATIONS RELATING TO PETS.

DATE _____ PET OWNER _____
Riverbend at Leisure World Condominium

11/01/10