

THE PLAZA RESIDENCES

PET / ANIMAL REGISTRATION FORM

Unit #: _____ Owner(s) Name(s): _____

First and last names of adult occupants of the Unit who are the owners of the registered animals/pets.

Last: _____ First: _____

Last: _____ First: _____

Pet #	Pet#2
Name:	Name:
Type (dog, cat bird):	Type (dog, cat bird):
Weight:	Weight:
Age:	Age:
License#:	License#:

CERTIFICATION AND SIGNATURE(S):

Each Unit Owner whose signature appears below certifies that he / she has read and understands the HOA's Pet Policy. The Owner also certifies that he / she has discussed the HOA's Pet Policy with each occupant of the Unit and has given a copy to each occupant of the Unit. *If Agent is signing on behalf of the Owner, the Owner's written designation of Agent must be on file with the HOA or accompany this form.

Date: _____ Owner: _____

Date: _____ Tenant: _____

PLEASE ATTACH A COLOR PHOTO OF EACH REGISTERED PET TO THIS FORM.

ANIMAL & PET POLICY

1. Each animal present in the community for three (3) or more consecutive days or for twelve (12) or more days in any twelve (12) month period is subject to the registration requirement set forth herein.
2. No animal may become a nuisance to other residents of the complex, whether due to noise, odors, or any other reason. The Unit Owner shall reimburse the HOA for any expenses of repairing damage to the Common Elements caused by any pet residing in or visiting the Unit. Reimbursement is in addition to any applicable fines.
3. The HOA must be notified in writing and all HOA requirements satisfied **before** the pet may be brought to the complex. The failure to give advance written notice to the HOA is an independent violation of the pet policy and makes the Unit Owner subject to a fine, even if the pet would otherwise satisfy all the requirements. The HOA has adopted the following fine schedule when the HOA determines that a fine rather than immediate legal action is appropriate:

FINES FOR UNAUTHORIZED ANIMALS	FINES FOR AUTHORIZED BUT UNREGISTERED ANIMALS
First week (or part thereof) - \$300 per animal	First week (or part thereof) - \$30 per animal
Second week through ninth weeks - \$100 per animal per week (or part thereof)	Second week through ninth weeks - \$15 per animal per week (or part thereof)
Tenth and succeeding weeks - \$250 per animal per week (or part thereof)	Tenth and succeeding weeks - \$25 per animal per week (or part thereof)

Fines will continue until the violation is corrected. The fines are in addition to any other legal action the HOA may take; the HOA reserves the right to take immediate legal action without first assessing a fine.

4. No person shall take any action that might reasonably be expected to attract stray animals to the complex.
5. Litter boxes must be indoors. They may not be placed on any balcony or in any other outdoor area. Pet litter must be bagged before disposal. Fines of up to \$50 per incident may be imposed.
6. Animals are to be fed indoors. Animal food is not to be left on any balcony or in any other outdoor area. Fines of up to \$50 per incident may be imposed for violations.
7. The Unit Owner shall always be responsible for violations, fines and expenses related to an animal residing on or visiting his or her Unit, even if the violation was caused by a tenant or guest.
8. Dogs, cats, domesticated birds, and fish are allowed in a Unit only if they are kept as pets and not for any commercial purpose. Other animals are not permitted without advance, written approval from the HOA, which may be withheld in the sole and absolute discretion of the Board. Farm animals and exotic pets are prohibited.
9. No more than two pets (other than fish) are allowed in any one Unit.
10. Additional requirements for dogs and cats:
 - a. A clear, up to date photo of each dog and cat must be kept on file with the HOA.
 - b. If the local government requires that an animal be licensed and/or have shots (currently the case for dogs but not cats). The Owner is required to provide proof of current license and vaccination status to the Association upon request.
 - c. Dogs and cats must wear collars with ID tags including a name and phone number for the owner of the animal.
 - d. Dogs must weigh 40 pounds or less. (Note: If a dog first acquired as a puppy outgrows the weight limit, it must be removed from the complex.)
 - e. Dogs and cats shall be kept on a leash not to exceed six (6) feet when outside a unit (transport cages are an acceptable alternative). Owners may be fined for each sighting of a pet outside the unit with out a leash. Pets are not allowed to be left unsupervised on decks, balconies, or garages.
 - f. Per section 4.1 of The Plaza CC&R's - Animals are not allowed to defecate or urinate in the Common Elements. This includes, but is not limited to, grassy areas adjacent to the sidewalk. Cleaning up after the animal does not remedy the violation. It is the owner's responsibility to walk the dog away from the complex. Fines of up to \$50 per incident may be imposed.

ADDENDUM:

Pursuant to section 4.5 of the CC&R's, **the board voted unanimously in favor of a variance**, due to hardship, to the portion of Section 4.1 of the CC&R's that states "No unit owner or any tenant, lessee, or guest of a Unit Owner shall permit its household pets to relieve themselves on any portion of the Common Elements or Limited Common Elements".

The variance will be:

"No unit owner or any tenant, lessee, or guest of a Unit Owner shall permit its household pets to relieve themselves on any portion of the Common Elements or Limited Common Elements, **with the exception of the granite areas**".

- g. Animals are not allowed to defecate or urinate in and/or on Limited Common Elements such as patios and garages.
11. All animals must be on leashes at all times when on Common Elements and must be under the complete control of their owners or handler. The leash length may not exceed 6 feet.
 12. Fish - Residents may keep reasonable numbers of aquatic animals within an indoor aquarium without advance notice to or approval of the HOA.
 13. Birds - Residents may keep one domesticated bird indoors. A clear, up to date photo of each bird must be kept on file with the HOA.
 14. The Property Manager shall have no authority to grant exceptions to any pet policy; any exceptions must be granted by the Board.