

Lakeshore Condominium

A Private Residential Community on Lake Michigan

Lakeshore Condominium Pet Policy

The pet policy is designed to ensure fair rights to both pet co-owners owners and non-pet co-owners.

We recognize that the majority of dog owners are responsible and considerate of their neighbors. However, we have also had to deal with some co-owners who have not been cooperative. The board periodically receives complaints regarding a disregard of the rules as they apply to dogs.

These offenses include:

- aggressive dog behavior
- dogs not on leashes, or not in the control of an adult
- dogs barking incessantly when owners are away
- disregard of where dogs are designated to defecate
- no proper disposal of feces.

Benefits of pet rules:

- To ensure peaceful enjoyment for all residents of Lakeshore Condominium
- To reduce maintenance costs and eliminate damage to the grounds.
- To reduce the liability risk to the Association.
- To improve the appearance of the condominium complex.

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PET RULES

1. **NO GUEST or RENTER pets are allowed on the premises**
2. No domesticated pet or other animal shall be maintained by any Co-owner without the express written approval of the Association.
3. One (1) Dog OR two (2) Cats will be allowed per unit.
4. **CO-OWNERS MUST REGISTER THEIR PET** (dog or cat) with the Association office. The association shall be guided by the type, size, weight and disposition of the animal
5. Pets should not be outside the condo unit unless they are on a leash. No animal may be permitted to run loose at any time in the Common Elements; this includes the beach and building hallways. All animals shall at all times be leashed and attended by a responsible person while on the Common Elements.
6. Each Co-owner or occupant shall be responsible for collection and disposal of all fecal matter deposited by any animal maintained by a Co-owner.
7. There are many noises that are potential disturbances, i.e. loud television, video games, music and others stated in the bylaws. Excessive barking is also a potential disturbance and shall be addressed in the same manner as other disturbances stated in the bylaws.
8. Birds and snakes of any kind are not permitted.
9. It will be the responsibility of the co-owner to cover the cost of any damage resulting from dogs or any other pets destroying the property of Lakeshore condominium.
10. Aggressive animals will not be tolerated.
11. Dogs are to be licensed.
12. No Co-owner shall have an absolute right to maintain a pet; the by-laws allow for removal of an animal from the premises.
13. Owners should not willfully allow dogs to urinate or defecate in inappropriate areas, including near picnic tables, the gazebo, children, footpaths, and areas where people are visiting and relaxing. A designated area for dogs is in the front of the complex along the fence and clubhouse.

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Violation of Pet Policy

It is expected that all owners will be able to abide by the rules and discontinue any activities that break the rules or show a disregard for other co-owners ability to enjoy Lakeshore. The Condominium by-laws set out a process by which **violators will be fined up to \$100 for any offense**. Repeated offenses can result in the removal of pet.

If a co-owner refuses to adhere to the rules, appropriate action will be taken by the Association at the co-owners expense. Enforcing the by-laws is a necessity of living peacefully in a condominium community.

Procedure for Reporting a Violation

All co-owners, occupants, and staff are expected to participate in the enforcement of rules and regulations. The board will look at each situation when a complaint is received. In the case of any infraction, a written report of the violation must be delivered to the office that includes:

- a description of the incident,
- identification of the person and dog (name or unit if possible),
- date and time of incident,
- your name, unit, and contact information.

No co-owner shall have an absolute right to maintain a pet; the by-laws allow for removal of an animal from the premises. No unregistered pets will be allowed.

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Approval Process

- Each owner must submit all required information and documents to apply for pet approval by the Association.
- Requests will not be considered if all required information is not with the Pet registration form.
- If there is a question or rejection of a submitted pet registration form, you will be contacted by the Board/property manager.

Procedure for Registration

To register your pet, owners must provide the Association with a completed **Pet Registration Form** (attached) and all of the following:

1. Photograph of new pet. State "on file" if office already has a photo
2. Proof of vaccinations
3. Copy of current license
4. Proof of insurance coverage with \$300,000.00 liability naming Lakeshore Condominium Association as an additional insured.

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Pet Registration Form

Date: _____ Owner of Unit: _____

Building and Unit Number: _____

Type of Pet: ___ Dog ___ Cat Name of Pet: _____ Weight: _____

Description (breed): _____

Describe the Disposition of Pet (around strangers and children)

_____, the undersigned owner(s) of the above described pet hereby request(s) the approval of our pet at Lakeshore condominium. I/We have read and understand the rules and regulations regarding pet ownership and agree to abide by these terms.

Date: _____ Signed: _____

Office Use Checklist

___ Photograph of New Pet (3x5 or 4x6) ___ On file in office

___ Provide proof of Vaccinations* ___ Copy of current license

___ Tag number is _____ ___ Proof of Insurance Liability Coverage

___ Registration Fee paid (\$25 for dog/\$20 for cat)

Approved by Association: ___ Yes ___ No Date: _____

**As required by State of Michigan*
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