

The Georgetown Condominium Association of Akron

Pet Policy Rev. 080918

1. Pets must be kept on a hand-held leash of no more than six feet in length and accompanied by and under the complete physical control of the owner at all times when outside the Unit. Tying, staking, tethering, or chaining any pet outside the Unit or in the Common Elements or Limited Common Elements is prohibited.
2. Pet owners are responsible for the immediate and complete clean-up of any pet waste on the Common Elements or Limited Common Elements.
3. Pets are prohibited from interfering with the freedom of movement of persons or pets on the Condominium Property, including, but not limited to, chasing vehicles or bicycles, attacking persons or pets, or creating an unreasonable disturbance in any other way.
4. Pets are prohibited from creating a nuisance or detrimental effect on the Condominium Property. The Board has the right to terminate the right of any Occupant to maintain a pet on the Condominium Property if the pet is creating a nuisance or detrimental effect, as further explained below.

Examples of behavior that constitutes a nuisance or detrimental effect for purposes of this rule include, but are not limited to, the following:

- a. Pets whose unruly behavior causes personal injury or property damage;
- b. Pets who make noise continuously for a period of ten minutes or more, or intermittently for a period of two hours or more, to the disturbance of any Occupant, whether indoors or outdoors, at any time of the day;
- c. Pets outside of the Unit who are not accompanied by and under the complete physical control of their owner and kept on a hand-held leash no more than six feet in length;
- d. Pets who exhibit aggressive, dangerous, or potentially dangerous behavior toward any person or pet, such as lunging at any person or pet in a threatening manner on more than one occasion or biting, injuring, or killing any person or pet, whether on or off the Condominium property, at any time;
- e. Pets who relieve themselves on the walls or floors of the Common Elements or Limited Common Elements; or
- f. Pets that are conspicuously unclean or parasite infested.

5. Unit Owners are solely and exclusively responsible for the actions of their pet(s) or the pet(s) of anyone residing in or visiting their Unit, including, but not limited to, damage or injury to property or another person or pet.

Unit Owners are responsible for the costs of repairing any damage to the Common Elements or Limited Common Elements caused by their pet(s) or the pet(s) of anyone residing in or visiting their Unit, including, but not limited to, the cost of replacing grass, bushes, or other landscaped areas on the Condominium Property.

6. In addition to all other legal remedies available to the Association, Unit Owners may be assessed an enforcement assessment for violation of this Pet Policy. Pets may further be removed from the Condominium Property at the sole discretion of the Board if they create a nuisance or detrimental effect.