

CARRIAGE HOMES CONDOMINIUM ASSOCIATION
Manchester, New Hampshire

PET RULES AND REGULATIONS

Carriage Homes Condominium Association (the "Association") shall not allow any pet on the property without the advance, prior written consent of the Board of Directors. Only dogs and cats with no more than one dog may be kept in a unit with the prior written consent of the Board of Directors.

1. Effective August 01, 2012, the Board of Directors shall approve a pet subject to the following limitations:
 - a. No more than two (2) pets per unit with not more than one of them being a dog. The Board of Directors has the right to limit the number of pets per unit and the size of the pets. **NO PETS SHALL BE MORE THAN 30 LBS WHEN FULL GROWN.**
 - b. No pet may be kept, bred or maintained for any commercial purposes.
 - c. Pet owners must register and obtain advance written approval from the Board of Directors before said pet is brought to the property.
 - d. Submission of proof of current liability insurance, vaccinations, and valid license.
 - e. **Due to health and safety concerns, NO Akita, Alaskan Malamute, Chow, Doberman Pinscher, German Shepherd, Great Dane, Husky, Pit Bull, Rottweiler, Saint Bernard, Wolf and/or wolf hybrid, guard dogs and/or any dog with a past history of property damage or biting will be approved by the Board of Directors.**
 - f. **For the purposes of this policy pet is defined as a domesticated dog or cat.**
2. If an owner is denied approval by the Board of Directors, the owner may appeal to the Board of Directors at the next scheduled meeting and present specific evidence why the pet should be permitted on the property.
3. All pets must be kept inside the unit unless leashed and accompanied by a responsible person who will at all times carry a plastic bag or pooper-scooper to facilitate immediate pickup and disposal of any excrement from the pet(s). At no times are pets to defecate or urinate on the landscaped common areas.
4. At no time is any pet(s) to be on a leash or run which is attached to any building, tree, or other structure on any Common Area or Limited Common Area.
5. No pet(s) shall create unreasonable noise, odor, or be allowed to disturb other residents.
6. Any pet(s) found to be a nuisance or deemed unsafe by the Board of Directors may be subject to a removal order.
7. For violation of these Rules, a first-time warning may be given and may carry a fine of \$25. A second warning will be subject to a \$50 fine. Third offenses will be subject to a \$75 fine and, at the Board's discretion, the owner(s) may be required to remove said pet from the property. For each violation thereafter, \$100. Assessed fines that have not been paid in fifteen (15) days shall be subject to late charge of \$25. All fines will be collected from the owner(s).
8. Management will impose all pet fines and warnings as directed by the Board of Directors. Appeals to all fines and warnings must be made in writing to the Board of Directors through Management.
9. If payment of any assessed fine is not paid within sixty (60) days from the date of assessment, the Association reserves the right to place a lien on the property.
10. Visiting pets will come under the same scrutiny as resident pets and the unit owner is responsible and liable for the actions of the visiting pet.