

BERINGWOOD

PETS

1. **Subject to Rules:** A resident may not keep or permit a pet or animal of any kind, at any time, except as permitted by these Rules and the Condominium Documents.

2. **Permitted Pets:** Each unit shall be limited to two (2) pets, exclusive of a bird kept in a cage inside a unit and fish maintained in an aquarium. All animals kept within the Condominium may not be kept or bred for any commercial purpose and shall have the care and restraint so as not to be obnoxious or offensive on account of noise, odor on unsanitary condition. Permitted house pets also include specially trained animals that serve as physical aids to handicapped residents, regardless of the animal's size or type.

All existing pets at the time these rules are effective will be "grandfathered." Once a "grandfathered" pet dies or leaves the premises, it may not be replaced. To have your pets "grandfathered," submit a request in writing to Beringwood Association's Management Company within one (1) month of the effective date of these Rules to register (name, type of pet, breed, weight, photo, etc.) those pets for the record.

3. **Prohibited Animals:** No resident may keep a dangerous or exotic animal, such as a pit bull terrier, a trained attack dog, or any other animal deemed by the Association to be a potential threat to the well-being of people or other animals. No animal or house pet may be kept, bred or maintained for a commercial purpose.

4. **Indoors/Outdoors:** A permitted pet must be maintained inside the unit, and may not be kept on balconies or patios. However, a pet may be kept in the limited common area on downstairs units (the fenced-in area commonly called a patio) so long as it is temporary in nature, is completely fenced and a person is in close attendance (at least within the unit). No pet shall be fed on or from a balcony or patio. No pet is allowed on General Common Elements unless carried or leashed; such leash shall not exceed ten (10) feet. The pet must be under the control of a responsible person at all times. No pet may be leashed, tied or tethered to any stationary object on the Common Elements.

5. **Disturbance:** Pets shall be kept in a manner that does not disturb another resident's rest or peaceful enjoyment of his or her unit or the Common Elements. No pet shall be permitted to bark, howl, whine, screech or make other loud noises for extended or repeated periods of time.

6. **Damage:** Resident is responsible for any property damage, injury or disturbance his or her pet may cause or inflict. Resident shall compensate any person injured by his or her pet. Any resident who keeps a pet on the Condominium property shall be deemed to have indemnified and agreed to hold harmless the Board of Directors, the Association and other owners and residents from any loss, claim or liability of any kind or character whatever resulting from any action of his or her pet or arising by reason of keeping or maintaining such pet on the Condominium property.

7. **Pooper Scoopers:** No resident may permit his or her pet to relieve itself on the Condominium property without clearing the area of pet waste immediately. Residents are responsible for the removal of his or her pet's wastes from the Common Elements and must have in his or her possession a bag or pooper scooper. The Board of Directors will levy a fine against a unit and its owner each time wastes are discovered on the Common Elements and attributed to an animal in the custody of that unit's resident.

8. **Removal:** The owner of any animals not meeting these rules shall remove the animal from the Condominium immediately.