

Moreland Courts Condominium Association, Inc.

PET RULES AND PROCEDURE

This policy and procedure is also described in the section “Pets” pages 23-24 of the MCCA Rules Book.

PETS

COMPLIANCE AND REGISTRATION:

- All pets must be registered with the Management Office with a *Pet Responsibility and Registration Form*, available from the Management Office or online. It is expected that all pet owners will remain in strict compliance with the pet rules as described in this Rules Book and in the Declaration, Article III, Section (B).
- Unit Owners are responsible at all times for the actions and behavior of their pets, or the pets of anyone residing in or visiting their Unit, including damage or injury to property or another person.
- Allowed pets are limited to domestic household pets, such as dogs, cats, birds or fish.

PET LIMITATIONS:

Number of Pets: A maximum of one dog, one dog and one cat, or two cats per Unit are permitted. A Unit Owner who owns two dogs at the time of purchase of their Unit may keep both dogs, so long as the Unit Owner does not have any cats. Unit Owners who move in with two dogs may not replace more than one dog.

Dangerous Behavior: The owner of any pet that poses a threat to other Unit Owners, Occupants, employees or other pets through aggressive behavior such as charging, attacking or biting, will be required to remove that pet from the premises within three days following the receipt of a written notice from the General Manager.

Pet Walking:

- Except as provided below, pets are to be leashed at all times in the Common Elements, including the Limited Common Elements and Exclusive Use Areas (if applicable).
- Avoid walking your pet on Moreland Courts lawns.
- All pet droppings must be picked up immediately and completely and disposed of in the nearest receptacle.
- Three of these receptacles are located on the Condominium Property and several on the adjacent public streets.

- Shaker Heights and Cleveland ordinances require all dog walkers to pick up and dispose of all dog droppings. Public sidewalks and the RTA right-of-way are included in these ordinances.
- There is a fenced-in area near the Cormere Avenue drive where pets are allowed off leash. It is absolutely imperative that any dog droppings are picked up and disposed of by the pet owner. Owners must always be within 20 feet of any unleashed pet in the fenced-in area.

DAMAGE CLAIMS:

- Pet owners must pay for any damage or injury caused by their pet to any other persons, pets, or property, including MCCA employees and MCCA property. Written notice of estimated repairs and an opportunity for a Board hearing will be provided.
- The amount charged to restore any portion of the Common Elements or the property owned by MCCA will be determined by the General Manager and approved by the Board.

VISITING PETS:

- Visiting pets are required to abide by all the rules that pertain to pets that reside on the Condominium Property.
- Occupants must notify the General Manager when there is a visiting pet.
- A visiting pet may not remain on the Condominium Property for a period exceeding seven days in any six-month period without the prior approval of the General Manager.

CAT LITTER: Cat litter must be securely tied in an air-tight plastic bag, placed in a carton or other odor enclosing container and deposited in the rear hall, backstairs, or basement alcoves for pick-up and disposal. Disposing of litter in trash chutes or toilets is prohibited.

WRITTEN ACKNOWLEDGEMENT: A written acknowledgement of these pet rules must be signed by all pet owners when registering their pets in the Management Office.

DOG TREATS: Dog treats are given out to dogs that stop into the Security Office. These treats are not supplied by the Association but by dog-owning Occupants. We ask that if you have your dog stop by for a treat, you help replenish the supply. By asking if treats are needed on a periodic basis, and providing them to the Security Office, we are able to maintain this tradition