

Note:

Rental policy of 17 June 2011 modifies the pet policy as follows:

Notwithstanding all provisions of the Rules and Regulations, the Declaration, the Bylaws, and other policies established by the Association that govern the keeping of pets at the Condominium, no dog shall be kept in a Unit while the Unit is being rented or otherwise occupied by persons other than an Owner of the Unit; provided, that a Renter under a valid lease that was in existence as of the effective date of this Rental Policy may keep only one particular dog in the Unit if that dog was kept in the Unit on the effective date of this Rental Policy (and if that dog is otherwise allowed by the Rules and Regulations, and if that dog was otherwise approved by the Association), but subject to all other provisions of the Rules and Regulations, the Declaration, the Bylaws, and other policies established by the Association governing the keeping of pets in the Units.

### **MarketHouse Pet Policy**

#### General Provision:

Owners shall be permitted a maximum of two pets (cats or dogs) per unit. Exceptions to this rule must be appealed to the Board of Directors and the Pet Review Board. Renters shall not be permitted to keep pets in the building without the consent of the MarketHouse Board of Directors, following a consultation with the MHCA Board by the owner and the renter of the unit. Consultation may be in person, by phone or E-mail.

#### Allowed Pets:

Only common house pets, such as cats, dogs, aquarium fish and caged birds are allowed in MarketHouse units. Small rodents such as hamsters and gerbils are allowed only if housed in terrariums or cages designed for these animals. Exotic pets such as snakes, reptiles, large cats, monkeys, pigs and other animals usually considered to be zoo animals, wild animals or domestic farm animals are not allowed. Endangered species and any other species forbidden as pets by federal, state or local regulations are not allowed.

#### Registration:

All pets should be registered with the management company (currently Paradise & Assoc.) within seven days of move-in. Registration information shall include: name, age, breed, description and vaccination history.

#### Visiting Animals:

Any pet visiting MarketHouse for a period longer than one week shall be registered with the management company as noted above. The two pet maximum still applies. Visiting pets are expected to abide by all MHCA policies.

#### Owner Control:

All pets shall be leashed while in the MarketHouse hallways, elevators, stairwells, lobby and other common areas. Leash length shall not exceed five feet. Pets shall not be left unattended in any common areas.

#### Clean-up:

Owners shall promptly clean up after their pets, should an accident occur on MH property. Owners shall not dispose of dog excrement in the lobby trash receptacle

#### Noise:

Owners shall make every attempt to restrain their dogs from barking or making noise in common areas. Dogs shall not bark continuously for more than 5 minutes while in units or sporadically (defined as one bark every 30 seconds) for 20 minutes.

Roof Deck: Dogs shall not be allowed on spiral staircase or the roof deck.

#### Elevators:

Owners shall make every attempt to ensure pets are quiet and orderly while in elevators and stairwells.

#### Aggressive Behavior:

All acts of aggression must be reported to the Board of Directors in writing. The dogs' owner is allowed a rebuttal. The Board determines if a hostile act occurred. The criteria for aggressive behavior is as follows:

1. Growling
2. Snarling (Growl + Teeth)
3. Snapping (Teeth + Lunge)
4. Bite (Accomplished Snap)

Depending upon the nature, frequency and severity of the incident the Board may either warn the owner, place the pet on probation, levy fines, or ask the owner to evict the pet from MarketHouse.

#### Complaints:

Breaches of the above rules, with the exception of an aggressive act, shall first be directed to the pet owner. If owner and complainant are unable to reach a satisfactory result, the complaint should be sent in writing to the Board of Directors. The complaint should be signed and address specifics. The Board of Directors shall forward the complaint to the pet owner for reply. Complaints will be addressed at the next Board meeting, unless that meeting is within 7 days of notification of the pet owner; in such case the dog owner may request in writing a delay until the following regularly scheduled Board meeting.

If the Board finds a rule violation has occurred, the first violation shall be addressed with a warning. The second violation shall

be addressed with a fine of \$25.00. Should a 3rd violation occur within two calendar years of the first violation the Board shall select a Review Board of two pet owners and two non-pet owners from MH owners. The Review Board shall meet with the pet owner and complainants within 30 days to determine what action should be taken. Action by the Review Board may consist of fines, (consistent with MHCA policies), a probationary period, and/or a request to evict the pet from the building.