

Stones Throw **PET POLICY**

This Pet Policy adopted for our “pet residents” is premised on the belief that pet rules and policies are about people with pets, not only about their pets. The responsibility for behavior of the pet is the responsibility of the pet owner. Pets which are obedient and under control are enjoyed by most residents of our community whether or not they are pet owners. In order to assure that these “pet residents” do not disrupt the harmony and enjoyment of the community by all Residents, the following Pet Policy supplements the Rules of Conduct:

1. The provisions of Article IV of the Stones Throw Rules of Conduct are incorporated by reference into this Pet Policy. Also incorporated by reference are the Ordinances and other Governmental Regulations which are applicable to animals.
2. This Pet Policy is applicable to all pets whether a companion animal of an Owner, Tenant, guest of an Owner or guest of a Tenant.
3. Unless registered in accordance with this Pet Policy, no Owner, Tenant or guest of an Owner or Tenant may keep or possess a pet or animal of any kind within the Common Elements and/or Limited Common Elements and/or a Villa. The registration requirement may however be waived by the Property Manager for a “short term Tenant” occupying a Villa for a period not exceeding fourteen (14) consecutive days. **Waiver of the registration requirement shall not however be deemed a waiver of any other terms and conditions of the Pet Policy.**
4. The Association subscribes to the policy of the American Association of Zoos and Aquariums policy with regard to harboring wild animals as pets: “In view of the hazards both to animals and to man, and due to the specialized expertise required to properly care for captive wild life, the American Association of Zoos and Aquariums recommends that wild animals not be kept as pets. Therefore, “companion animals” other than common household domestic animals as defined by the Humane Society of the United States are prohibited. Common household domestic animals specifically exclude among others, snakes and reptiles of any sort, or any animal if its presence would increase the cost of any insurance premium, or if the animal is specifically excluded from coverage by any insurance policy maintained by the Association.
5. No pet deemed by the Board in its absolute discretion to be a nuisance shall be harbored in a Villa or permitted within the Limited Common Elements or the Common Elements of the community.
6. The Association will grant reasonable accommodations to any Resident who qualifies under the Federal Fair Housing Act to harbor service animals. To qualify, a Resident must have a disability and initiate a request for a reasonable accommodation, and the animal must serve a function directly related to the disability.
7. Except as provided in paragraph 3 above all pets are subject to registration. Registration shall be on forms provided by the Association and as a minimum, the following information will be required:

- a. A photograph and written description of the pet.
 - b. Pet name
 - c. Pet owner's name and telephone numbers
 - d. Applicable Villa number for registration
 - e. Evidence that the pet has received all current inoculations and licenses
 - f. Written evidence that the pet is permitted by the Villa Owner
8. The maximum number of pets which may be registered to a Villa are, in combination, three (3). No more than two of the registered pets may be dogs. Recognizing however, that the Resident(s) of a particular Villa as of the date of this Pet Policy may harbor "pet residents" exceeding this limitation, individual current pet residents will, if individually registered within thirty (30) days following adoption of this Policy, be granted "Grandfather Rights" and may be registered. The "Grandfather Rights" afforded a pet under this provision is however, individual to the registered pet and is not a "Grandfather Right" applicable to a specific Resident and/or Villa.
9. Upon registration of a pet under this Policy, the Villa Owner and pet owner each respectively agree and acknowledge that it is their joint and several responsibility to assure that:
- a. When outside of the Villa the pet is under the complete control of a responsible human companion and on a leash or in a carrier.
 - b. The person in charge of the pet immediately picks up and sanitarily disposes of the pet's animal waste.
 - c. The pet does not create a disturbance to persons and/or other pets lawfully upon the Property.
 - d. The pet does not enter the enclosed pool area.
 - e. At no time the pet is leashed to a fixed object or left unattended within the Limited Common Elements and/or Common Elements.
 - f. The pet does not damage any private property, any part of the Limited Common Elements or any part of the Common Elements.
 - g. The pet does not make or cause any noise of sufficient volume to disturb any Resident.
 - h. The pet does not create an odor that can be detected outside of the Villa.
 - i. The pet does not create any unsanitary, dangerous or offensive conditions.
 - j. The pet is prevented from attacking or otherwise interfering with the freedom of movement of any person within the Common Elements.

Complaint Procedures for Pet Policy Violation

1. Any resident who wishes to lodge a complaint asserting violation of the Pet Policy should provide the following information to the Property Manager:
- a. Complainant's name
 - b. Date and time of the incident
 - c. Positive identification of the offending animal
 - d. A fair account of the incident prompting the complaint

2. The Property Manager will make every effort to withhold the name of Resident lodging complaint, however, the Association reserves the right to use a record of the complaint, including complainant's name, if required as evidence in enforcement proceedings.
3. If deemed appropriate, the Property Manager will notify the animal control authorities of the incident.
4. If the behavior poses an immediate hazard to the health and well being of individuals, the local animal control authorities should also be contacted directly. Contact information for the animal control authorities is provided on the community bulletin board.
5. The incident should be reported immediately to the animal control authorities if the animal exhibits vicious or aggressive behavior or attacks a person or other animals.
6. Upon the petition of 75% of the Owners of Villas located within 100 feet of a Villa in which resides a specified pet, the Board may order the removal of the pet for constant and uncontrolled barking, repeated instances of wandering unattended or other repeated behavior reasonably offensive to others. The owner of the Villa harboring the pet must however first have thirty (30) days written notice in which to correct the pet's offensive behavior.

In accordance with the Rules of Conduct for the Association, this Policy will also be enforced through fines assessed against the Owner of the Villa, or in relation to whose Villa a violation of the Pet Policy occurs. If a Villa Owner or a pet's owner and/or a resident lodging a complaint feels that this policy is being applied in an unfair or inappropriate manner, they may request a hearing in the manner provided in Article XIV of the Association Bylaws.

Adopted by the Board of Directors

March 16, 2009

BOARD OF DIRECTORS
STONES THROW VILLAS
HORIZONTAL PROPERTY
ASSOCIATION I OWNER'S
ASSOCIATION