

PET POLICY  
PINE HARBOR CONDOMINIUM ASSOCIATION

PURPOSE:

The purpose of these rules is to establish reasonable requirements for the keeping of pets to provide a Safe, Peaceful, Enjoyable, and Sanitary environment for All Pine Harbor unit owners and their guests.

Pet owners and unit owners are responsible for compliance with all applicable state and local ordinances, and administrative regulations as well as this Pet Policy by themselves, their family members, and all occupants of their unit.

CONDITIONS FOR PET WAIVERS:

The conditions of the waiver and for its continued existence shall include, but not be limited to the following:

- Current owners with pets must apply for a pet waiver/registration form for each pet annually on or before April 1 (forms available on the PHCA website).
- Waivers shall be obtained in writing and filed with the BOD before each pet is taken on the property
- Pets of guests must apply for a pet waiver before pets are brought onto the property
- Tenants/renters are not allowed to keep pets on the property
- At no time, will the maximum number of pets per unit exceed *TWO*, including pets of guests
- Unit owners are responsible for all pets associated with the unit (owner's pets and guest pets)
- Pets shall not be allowed to become an annoyance, a nuisance, or a physical threat
- Pets shall be leashed at all times
- Pets are not allowed on the beach, tennis courts, community deck or limited common areas
- Pet attendants must remove (pick up) excrement immediately and dispose of properly
- Unit owners are responsible for any injuries or property damage caused by pets (guests or owned) kept in their unit

ENFORCEMENT:

All waivers approved by the Board of Directors to allow a Unit Owner to have a pet confers a privilege requiring strict adherence to the above conditions. Pursuant to Article V, Section 7 (c) of the Bylaws and Article V, Section C of the Pine Harbor Condominium Association Rules, any waiver granted by the Board under this policy may subsequently be rescinded by the Board of Directors for any violation of the conditions of the waiver.

In addition, enforcement of the above Pet Policy Condition for Pet Waivers shall be subject to all enforcement mechanisms available under the Condominium Instruments of Pine Harbor Condominium Association, the New Hampshire Condominium Act, RSA 356-B, and all other available remedies under applicable law. This includes, and is not limited to, the assessment of Fine Assessments pursuant to Article XIII, Section 1 (g) of the Bylaws of Pine Harbor Condominium Association and Article XI, Section C of the Rules of Pine Harbor Condominium Association.