

Windsor Court

Pet Rules & Regulations

Unit Owners may keep dogs, cats, and other usual and customary household pets in their units. Such Permitted Pets shall be subject to the following conditions and such reasonable conditions as the Board of Directors may by rule and regulation impose:

- A. Pets of any kind may not be kept, bred or maintained within the Unit for commercial purposes.
- B. Such pets shall not exceed such number and kind as to interfere with the quiet enjoyment of Windsor Court and its residents.
- C. Pets shall not be allowed upon the Common Elements unless restrained by a leash, transport box or cage.
- D. Unit Owner's shall comply with such Pet Rules as may be adopted by the Board of Directors from time to time.
- E. No Unit Owner or resident shall maintain any pet which, in the sole discretion of the Board of Trustees, is considered to be a danger to the owners, management staff, or occupants of Windsor Court.
- F. All pets must be in compliance with all applicable governmental laws, ordinances, rules and regulations.
- G. Each Unit Owner keeping such a pet that violates any of the above conditions or permits any damage to or soiling of the Common Elements or permits any nuisance or unreasonable disturbance or noise shall:
 - (a) be assessed by the Board of Directors or the Management Agent for the cost of the repair of such damage or cleaning or elimination of such nuisance; and/or
 - (b) be levied such fines as the Board of Directors may reasonably determine; and/or
 - (c) be required by the Board of Directors to permanently remove such pet upon five (5) days' written notice.
- H. Guests staying in Windsor Court including renters (daily, weekly, monthly and seasonal), are not permitted to have pets of any kind on the premises.
 - (a) Violations of this policy will result in a fine of \$1,000 per occurrence. Claims by an owner of ignorance relative to a renter having a pet will not absolve the owner of the responsibility nor the penalty.
 - (b) Owners should make sure that the rental agreements used on their property appropriately state the policy and the economic consequences of a violation.
 - (c) If a guest or renter has a service pet, then a written request along with medical documentation supporting the requirement must be submitted to Atlantic States Management for approval prior to the visit.”