

**THE CONTINENTAL, A CONDOMINIUM
ADMINISTRATIVE RESOLUTION NO. 3
PET POLICIES**

Rules and Regulations Regarding Pets

WHEREAS, Article III, Section 2 of the Bylaws states that “The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Unit Owners Association and may do all such acts and things as are not prohibited by the Condominium Act, the Declaration or by the By-laws required to be exercised and done by the Unit Owners Association;” and

WHEREAS, Article XI, Section 1(h) of the Bylaws establishes certain requirements related to the keeping of household pets; and

WHEREAS, for the health, safety, welfare, comfort, and convenience of all Owners, the Board wishes to establish additional regulations for the keeping of pets at the condominium;

NOW, THEREFORE, BE IT RESOLVED THAT the following pet policies be adopted by the Board:

I. GENERAL PET GUIDELINES

A. Pet Categories. Pets shall be categorized as follows:

1. Orderly Domestic Pets shall include dogs, cats, caged domesticated birds, hamsters, gerbils, and guinea pigs, aquarium fish, small snapping turtles and tortoises, domesticated rabbits, rats, and mice, and creatures normally maintained in a terrarium or aquarium. All Orderly Domestic Pets are permitted, subject to the guidelines in this Resolution.
2. Unusual Pets shall include, without limitation, those animals not generally maintained as pets including any reptiles, anthropods, felines other than domesticated cats, canines other than domesticated dogs, rodents, mammals, birds, and other creatures other than those listed in Subsection 1 above, or not maintained in a terrarium or aquarium. Unusual Pets are prohibited.

B. Number of Pets. The number of Orderly Domestic Pets permitted per unit, excluding those maintained in an aquarium or terrarium, shall not exceed two per unit, without the prior approval of the Board of Directors. II-11

II. REQUIREMENTS AND RESTRICTIONS

- A. Pet Owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the property. If a pet soils any area inside the building, the incident should be immediately reported to the concierge, after the area is cleaned.
- B. Pets shall not be permitted upon the Common Elements of the Condominium unless they are carried or leashed. Pets must be kept under control of the Pet Owners at all times. No leash may exceed six feet in length.
- C. No pet may be leashed to any stationary object on the Common Elements.
- D. Pet Owners are responsible for any property damage, injury or disturbances their pet may cause or inflict.
- E. Commercial breeding of pets within the Condominium is prohibited.
- F. All pets must have and display, as appropriate, evidence of all required registrations and inoculations. All dogs and cats must be registered with the Association Management Office.
- G. Every female dog, while in heat, shall be kept confined in the Unit by its owner in such a manner that she will not be in contact with another dog nor create a nuisance by attracting other animals.
- H. Dogs and cats shall not be left unattended outside the Unit, including limited common element balconies and patios.
- I. No Unit Owner, Tenant, or guest shall inflict or cause cruelty in connection with any pet.
- J. Unit Owners, Tenants and guests shall not feed pets other than their own, unless permission has been obtained from the Pet Owner.
- K. Pets must have identification tags and collars when outside of a Unit.
- L. Pets are not permitted in the swimming pool area, Fitness Room, Theatre, Party Room, Library/Business Center, or other common function area, except for assistance/service dogs.
- M. All animal waste, including cat litter, is to be securely tied in a plastic bag before being deposited in a waste receptacle.

III. NUISANCES

The following shall be grounds for complaint and finding of a community nuisance: II-12

- A. Pets running at large;
- B. Pets damaging, soiling, defecating on or defiling any private property (other than that of such pet's owner) or the Common Elements;
- C. Pets causing unsanitary, dangerous, or offensive conditions;
- D. Pets making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the Property;
- E. Causing or allowing any pet to molest, attack, or otherwise interfere with the freedom of movement of persons on the Common Elements, to chase vehicles, to attack other pets, or to create a disturbance in any other way;
- F. Failing to confine any female animal in heat to prevent the attraction of other animals; and
- G. Using a vehicle as a kennel or cage.

IV. PROCEDURES FOR SOLVING PET PROBLEMS

Any Owner concerned with a pet-related problem should do the following:

- A. Attempt to arrive at a solution to the problem with the pet owner in a courteous and helpful manner.
- B. If personal attempts at a solution fail, then a written complaint should be filed with the Association office. The complaint should document the problem as thoroughly as possible. Documentation should include identification of the pet(s) involved, a complete description of the problem or disturbance, and dates and times of disturbances (whenever possible) as well as a brief description of informal attempts to solve the problem.
- C. The Managing Agent or Condominium General Manager will first attempt to obtain an informal solution to the problem. If such a solution is not possible, the matter will be referred to the Board of Directors, which may initiate enforcement action in accordance with the provisions of Policy Resolution No. 4. The Association may have offending pets removed from the Condominium upon ten (10) days written notice from the Board of Directors, without convening a hearing or complying with the due process procedures in Policy Resolution No. 4.
- D. Suspected stray pets should be reported to Arlington County Animal Control (for possible identification) prior to contacting the Association office.
- E. All bites, attacks by pets, or diseased animals should be reported to both the County and to the Association office. II-13

F. Penalties for violation of applicable local ordinances may be enforced by the locality without regard to any remedies pursued by the Association.

G. In the event of emergency only, the parties involved may take any actions deemed prudent to resolve the emergency without regard to the above procedures. A written report should be made to the Association.