

THE ROLLINGWOOD CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.

POLICY RESOLUTION 2014-003

PET POLICY

(This Policy supersedes any and all polices previously adopted)

WHEREAS, Article 3, Section 3.1 of the Bylaws states that "the Board of Directors may exercise all such powers of the Association and do all such lawful acts and things as are not by law or the Condominium Instruments directed or required to be exercised or done by the members." ;and

WHEREAS, Article 8, Section 8.1 of the Bylaws states that "the Board of Directors shall have the authority to adopt reasonable rules and regulations governing the use and enjoyment of the Units and the Common Elements by Unit Owners and other Occupants."; and

WHEREAS, Article 10, Section 10.5 of the Declaration states that "No animals or birds, other than a reasonable number of generally recognized house pets, shall be kept or maintained on any portion of the Submitted Property and then only if they are kept or maintained solely as domestic pets and not for commercial purposes." and prescribes specific actions and requirements of pet owners and authority to the Association to have the animal permanently removed from the Association for lack of compliance; and

WHEREAS, the Manassas City Code of Ordinances regulates the keeping of animals in Chapter 18 and is applicable to pets kept within the Association; and

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

NOW THEREFORE, the Board of Directors resolves the following policies and procedures regarding pets, be and hereby are adopted:

I. REQUIREMENTS AND RESTRICTIONS

1. The keeping of orderly, domestic pets as follows: cats, dogs, caged birds, rabbits, chinchillas, guinea pigs, fish, rodents, hamsters, ferrets, turtles, lizards) not to exceed two per unit without the approval of the Board of Directors. Requests for the keeping of all other "unusual" animals or reptiles, including but not limited to: deskunked skunks, potbellied pigs, iguanas, snakes, and any pets not on the allowed list above, must be made to the Board of Directors in writing and their approval is required, subject to the rules and

regulations adopted by the Board of Directors and provided that such animals are not kept for breeding purposes.

2. A pet may be maintained in a Unit only for so long as it is not a nuisance. Any such pet causing or creating a nuisance or any unreasonable disturbance or noise may be permanently removed from the Condominium upon ten (10) days written notice from the Board of Directors. Actions which will constitute a nuisance include, but are not limited to abnormal or unreasonable crying, barking, scratching or unhygienic offensiveness. Please see the Manassas Code of Ordinances, Section 18-11.

3. Pets shall not be permitted upon the Common Elements unless accompanied by a responsible person and unless carried or leashed. Leashes may not exceed a length which will permit close control of the pet. Dogs and cats shall not be left unattended outside the Unit at any time for any reason.

4. Pet owners are fully responsible for personal injuries and/or property damage caused by their pets and fully indemnify the Association, each Unit Owner and resident free and harmless from any loss, claim or liability of any kind or character whatsoever arising by reason of keeping or maintaining such pet within the Condominium.

5. All pets that leave the Unit or have access to the Common Elements must be inoculated and/or registered as required by the City of Manassas. Attached is a copy of the Application required by the City as of June 24, 2014.

6. Owners of pets walked upon the Common Elements must promptly clean up after their pet's waste in all areas of the Condominium. Please see the Manassas Code of Ordinances, Section 18-10.

7. No owner shall inflict upon or cause cruelty to any pet. Please see Manassas Code of Ordinances, Section 18-5.

8. Owners shall not feed pets other than their own or other than in their own Unit, or the Unit of another who has either agreed to be responsible for the pet. Under no circumstances shall pets be fed on the Common Element property of the Association.

II. NUISANCES

Below is a suggested list of nuisances that is not inclusive. If your pet engages in any of these activities, or other actions which the Board deems a nuisance, the pet may be required to be permanently removed from the Property as noted in Paragraph 2 above.

1. Running at large
2. Damaging, soiling, defecating on or defiling any private property or the Common Elements
3. Making or causing noises as to interfere with other residents' rest or peaceful enjoyment of the property
4. Causing or allowing any pet to molest, attack or otherwise interfere with the freedom of movement of persons or other pets on the Common Elements, to chase vehicles, attack other pets or otherwise create a disturbance
5. Failure to confine any female pet in heat to prevent the attraction of other animals
6. Using a vehicle as a kennel or cage

With the exception of a violation of Paragraph 2 of this resolution, failure to comply with any provision of this Resolution will result in violation charges and possible removal of the pet after due process has been followed as prescribed by the Bylaws of the Rollingwood Condominium, Article 8, Section 8.2, any due process resolution then in effect, and the Virginia Condominium Act, Section 55-79.80:2.

This resolution shall be effective on August 1, 2014.

THE ROLLINGWOOD CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.

RESOLUTION ACTION RECORD

This Resolution No. 2014-003 was adopted at a regular meeting of the Board of Directors on July 21, 2014.

The Directors voting as indicated below:

Rachel Mabe Yes No
Rachel Mabe

Brenda Cornwell Yes No
Brenda Cornwell

Michael K Mabe Yes No
Michael Mabe

J. B. Squires Yes No
Joan Squires

_____ Yes No Absent
Glenn Bertrand

ATTEST: Michael K Mabe
Secretary Treasurer

Date July 21, 2014

The effective date of this Resolution is August 1, 2014.