

# La Scala at The Colony Pet Policy

## A. Screening/Registration

Pet owners must complete a Pet Application and Registration form before occupying the unit. If the pet is either a dog or a cat, a current photograph should be attached.

## B. Permissible Pets

### 1. Dogs

Number Allowed: 1

### 2. Cats

Number Allowed: 1

### 3. Birds

Number Allowed: 2

## C. Restrictions

1. Pets shall not be kept, bred or used for any commercial purpose. All pets must be spayed or neutered.
2. Pets must be confined to the pet owner's apartment, must not be allowed to roam free and may not be tied unattended in any common area. Pets in transit are to be carried, restrained by a leash or placed in an animal carrier. Resident dog owners in transit may only take their pet in and out of the building by way of the lower garage, using the 'service' elevators only. At no time are pets allowed on the lobby or mezzanine levels of the building (this includes the pool deck). Pets shall be exercised using the pet walk exit area in the lower garage.
3. Persons who walk pets are responsible for immediately cleaning up after their animals, and discarding **securely bagged** pet droppings in the pet walk disposable can. Pets are to be walked in designated areas or off the property premises. Cat litter may not be disposed of in toilets. Nor may any pet waste be dropped down trash chutes unless securely bagged.
4. Pet owners are responsible for any damage to the common elements caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of each pet owner.
5. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph are:
  - a. Personal injury or property damage caused by unruly behavior.
  - b. Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for 1/2 hour or more to the disturbance of any person at any time of day or night.
  - c. Pets in who are not under the **complete control** of a responsible human companion, and on a short hand-held leash or in a pet carrier.
  - d. Animals who relieve themselves on walls or floors of common areas.
  - e. Animals who exhibit aggressive or vicious behavior.
  - f. Pets who are conspicuously unclean or parasite-infested.
6. Notwithstanding any other provision herein, people with visual, hearing, and physical disabilities may keep certified guide dogs, signal dogs or service dogs, respectively, in their apartments. Further, nothing herein shall hinder full access to the apartments and the common areas by persons with disabilities.

7. Feeding, caring for, or otherwise aiding stray animals is prohibited. Injured or stray animals shall be reported to the Humane Society for pick up.

8. No guests are allowed to house pets in the building at any time.

9. The following breeds of dogs are not allowed in the building at anytime: American pit bull terrier, American Staffordshire terrier, pit bull, pit bull terrier, rottweiler and Staffordshire terrier. Other types may be subject to the approval of The La Scala at the Colony Association

10. Pet owners shall indemnify The La Scala at the Colony Association and hold it harmless against loss or liability of any kind arising from their pet(s).

**D. Enforcement**

1. Any owner, resident or managing agent personnel observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance.

If the complaint is not satisfied voluntarily, it must be put in writing, signed and presented to The La Scala Board of Directors. If the board is in agreement with such complaint, the pet owner will receive written notice of the violation. If the violation occurs a 2<sup>nd</sup> time it will be presented to the Board for a final decision and determination.

(At the board's discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof.)

The board of directors may require the permanent removal of any pet, if such pet is determined by the Board to be a nuisance or a danger to the complex and its residents. If so determined, the pet owner will have 10 business days to remove the pet from the premises. The Board of Directors also has the authority to assess and collect fines for violations of the house rules pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects. **All decisions made by the Board of Directors are final.**

**I have read in full the above policy and agree to abide by the rules established by  
The La Scala at The Colony Condominium Association.**

**Resident Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

**Unit #** \_\_\_\_\_

**Approved By** \_\_\_\_\_

**Date** \_\_\_\_\_

**Notary** \_\_\_\_\_