

IMPORTANT INFORMATION

Please keep this information with your governing documents

Beechnut Woods Condominium Association

RESOLUTION ADOPTING RULES AND REGULATIONS

PETS

WHEREAS the Board of Directors of THE Beechnut Woods Condominium Association, Inc., pursuant to Article 5, Section 5.3 Powers and Duties: The Board shall have the powers necessary to administer the condominium including the following: 5.3.1 Make and enforce (including enforcement through the establishment of a system of fines), rules and regulations, and amendments thereto from time to time, respecting the operation, use and occupancy of Condominium.

Pursuant to Article 7, Section 7.4 of the By-Laws; subsection (ii) will be waived. The remaining subsections will remain unchanged.

7.4 Pets. No Reptiles or uncaged birds shall be permitted within the condominium. Unit owners may keep no more than one (1) pet per unit; provided, however, that:

- (i) All cats must be declawed;
- (ii) (No height or weight restriction)
- (iii) The pet is not permitted on any of the common areas while unattended or unleashed;
- (iv) The individual attending the pet shall immediately dispose of any and all of the pets solid waste in the manner prescribed by the Association;
- (v) The owner of the pet shall comply with such further rules of pet ownership as may be promulgated by the Association and;
- (vi) The pet must be immediately and permanently be removed from the condominium if, in the sole judgement of the Board of Directors, the pet is or becomes offensive a nuisance or harmful in any way to the condominium or any owner or occupant therein, or otherwise violates the terms of this section 7.4 or any additional rules as may in the future be adopted by the Board pertaining to pets.

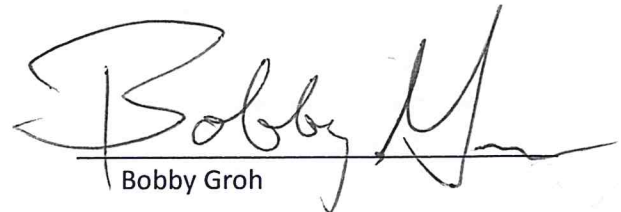
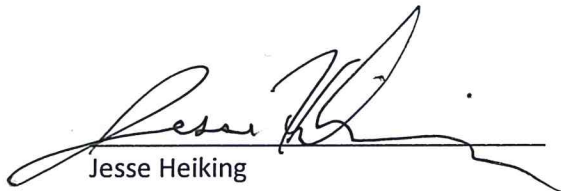
Any and all costs of repairing damage caused by a pet shall be borne by its owner. Any unit owner failing to comply with this section or any part thereof shall, absent unusual circumstances under which the Board determines that some lessor or other remedial action is appropriate, be assessed a monthly pet fee in the amount of five hundred dollars (\$500) per month or part thereof until the owner has complied. Such pet fee may be collected in the same manner as assessments under Article 5. Notwithstanding anything to the contrary herein, possession of pets on the condominium shall not be considered a property right.

THEREFORE, BE IT RESOLVED that the Association adopt the following Rules and Regulations:

The pet height and weight restriction is waived

BE IT FURTHER RESOLVED that a copy of this Resolution shall be sent to all homeowners at their last known addresses.

The Board of Directors adopted this resolution on March 28, 2016, with the policy to take effect on April 1, 2016.


Ann Mikyska
Bobby Groh
Jesse Heiking