HUNT MANAGEMENT INCORPORATED SINCE 1982

A Community Presence

WATERFRONT PET OWNER GUIDELINES

From the Association Declaration (Section 12.7 Pets)

No animals, livestock or poultry of any kind shall be raised, bred or kept in any Unit, Parking Unit or in the Common Elements, except that the Association may promulgate rules regarding pets provided that such animals are not maintained for commercial or breeding purposes.

From the Rules: (Section B. Animals)

1. *No animals, livestock or poultry of any kind shall be raised, bred or kept in any Unit or in the common Elements, except that a Unit Owner may have one small dog and one small cat provided that such permitted animals shall not exceed 40 pounds each and provided that such animals are not maintained for commercial or breeding purposes.*
2. *No pet shall be allowed at large within the Common Elements. All pets shall always be leashed and within the immediate control of the Unit Owner when outside of the Unit.*
3. *All pets allowed to be kept on the Property shall be picked up after and all droppings are to be disposed of by the Unit Owner in control of the pet.*
4. *Unit Owners of all permitted pets shall take reasonable precautions to prevent their pets from being a nuisance, annoyance or danger to any other Unit Owner.*

Guidelines:

1) Household pets will be allowed with the consent of the board as long as they fall under the 40# rule of the original condominium documents. However, if pets create noise, are allowed to run loose without proper supervision in the Common Area, or in any way create a disturbance or inconvenience to any unit owner or resident, the board will be forced to withdraw its consent in which case the pet MUST be removed. Each unit owner will be responsible for and will hold the board and the Association harmless against loss or liability for any actions of his or her pets within the Condominium.

2) All pets must be licensed according to the applicable laws, ordinances, and regulations of the City of Milwaukee.

3) All dogs, whether indoors in common areas or outdoors, must be accompanied by their owner or a person designated by the owner, and the dog must be under physical restraint of that person.

4) Dog owners should not use the elevator when taking their pet outside unless they can't physically use the stairs.

5) No pets may be tied up unattended outdoors at any time.

6) No pet owner may willfully permit their pet to defecate or urinate on grassed areas, shrubbery, or other plantings or common spaces of the Condominium.

7) The pet owner or responsible person attending the pet must immediately remove and properly dispose of all feces left by their pet by use of a pooper-scooper or other suitable method.

8) Pet owners must ensure their pets make no noise that might disturb any resident of the Condominium. After great amounts of discussion on the dog issue, the board has come to an agreement that many homeowners were mislead about how many pounds a dog could weigh and still be allowed to live at the Waterfront. All infractions on all dogs no matter how much they weigh, will be handled by the board on an

individual basis. If a particular dog is a continuous problem, the owner will receive a written statement from the board asking for that owner to eliminate the pet from living in the building. If that pet is not removed, the owner will be fined in accordance with the bylaws of the Waterfront Condominium Association. Under no circumstances will another pet be allowed to move into the Waterfront Condominiums that weighs more than 40#'s or will grow to be more than 40#'s.

WATERFRONT PET REGISTRATION FORM

All pets residing at the Waterfront must be registered with Management. Please complete this form and return it to Hunt Management.

OWNER NAME: _____

UNIT NUMBER: _____

PHONE NUMBER(S): _____

TYPE OF PET

_____ DOG

_____ CAT

_____ SNAKE

_____ BIRD

_____ OTHER, PLEASE SPECIFY _____

AGE OF PET _____

WEIGHT OF PET _____

DOES THE ANIMAL HAVE ALL PROPER AND UPDATED SHOTS _____

IF NO, PLEASE SPECIFY _____

IF REQUESTED BY THE ASSOCIATION, WOULD YOU BE ABLE TO PROVIDE AN UPDATED RECORD OF SHOTS FROM YOUR VETERINARIAN? _____

COMMENTS_____

_____

_____

_____

DATE: _____ SIGNED: _____