

Brookshire Owners' Association Inc
Animal Guidelines
May 2025

The Brookshire Owner's Association Inc shall issue permits for the keeping of animals upon the following Rules and Guidelines:

(A) Application:

Application shall be made in writing to Brookshire Owner's Association Inc and may require a non-refundable fee. Both of which be determined at the sole discretion of the Board of Directors of the Association. Permits shall be signed by an Officer of the Association, Board Member or Property Manager and shall contain the following:

1. Unit owner(s) name and number.
2. A description of the animal being housed on premise.
3. The date of issuance.
4. A statement that such permit is a revocable license.
5. An agreement to be signed by the permit holder to be bound by the terms of this rule.
6. Copies of the animal's health records to prove the animal is in good health, parasite- free and immunized/vaccinated is attached. This is an annual requirement to keep the permit valid.
7. Copies of City of Waukesha license for all animals that the city requires to have one. This is an annual requirement to keep the permit valid. A permit shall be effective when signed by an appropriate officer and a copy signed by the unit owner is placed on file with the Association.

(B) Conditions of Permit:

1. The Owner of unit housing animal is responsible for any damage to condominium property attributed to the animal or its handling and care.
2. No animal shall be permitted on the Common Elements unless on a leash or within the control of a person.
3. Unit Owner shall be responsible for the proper disposal of the animal's waste without regard to the control over the animal at the time or the location of the waste.
4. Unit Owners are responsible for the behavior of the animal and the handlers Thereof. Including but not limited to: disturbing others, posing a threat to others or causing damage to the property or excessive noise.
5. All animals shall be housed within the Unit.
6. Animals shall be licensed by the City of Waukesha if required.
7. In adherence to the Declarations it is understood that such permit shall allow the keeping of only one animal in any one Unit.
8. Owners will maintain on record with the Property Management Company all updated animal health records and licenses (annually) as described in the Application

(C) Revocation of Permit:

1. Each permit is a revocable license and may be revoked following the Associations Rules and Regulations Enforcement Procedures for any breach of the rules set forth above. Upon any reason afforded the Association by any governing body of the U.S. Government i.e., HUD, FHA, ADA.
2. If revocation, a unit owner shall remove the animal within a reasonable period of time not to exceed thirty (30) days.
3. Any deviation to the above guidelines, due to special circumstances, is at the whole discretion of the Board of Directors of Brookshire Owner's Association Inc.