Birchwood Condominium Pet Policy

Effective February 16, 2022

Birchwood permits ownership of pets under the following rules and conditions. The goal of this policy is to encourage neighborly and responsible behavior by pet owners. Owners are held responsible for properly managing, training, and supervising their pets. Pets of any size, age and breed can be the subjects of complaints.

Restrictions:

1. No animals shall be kept, bred, or used for any commercial purposes.

2. Pets must be confined to the pet owner's unit. Owners must accompany their pets when outdoors and they shall be leashed at all times.

3. Birchwood Owners shall pick up and discard solid animal waste immediately after a pet relieves itself.

4. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance include but are not limited to the following:

    a. Animals who exhibit aggressive or vicious behavior.

    b. Personal injury (to humans or other pets) or property damage caused by unruly behavior.

    c. Any barking that is offensive to neighbors.

    d. Pets who relieve themselves on walls and floors of common concrete areas, or on second floor patios.

5. Feeding, caring for, or otherwise aiding stray animals is prohibited.

6. A pet shall be defined as a dog or cat. Birchwood allows only two pets per housing unit, such as, two dogs or one dog and one cat.

7. Birchwood allows dogs that are medium-sized and smaller. Medium being a dog weighing no more than ~60 lbs. Medium sized breeds such as, Bulldogs, Beagles, Border Collies, Standard Poodles, Irish Setters, etc., sized per the American Kennel Club. Dogs that are currently owned that are larger than "Medium" are grandfathered in but cannot be replaced.

8. Pets shall be permitted ***only to owners and their immediate family*****.** Renters, tenants, and guests of owners are not permitted to harbor a pet at Birchwood except for an indoor cat.

9. All owners shall register all animals with the Birchwood Condominium Association.

10. Unit owners will be fined $15.00 a day per pet for breaking rules 6-8, and for not registering a pet(s) or taking in a banned breed after receiving this notice.

Dog Breeds Banned as Pets at Birchwood:

Owners shall not; under any circumstances harbor a pet *of any size* that exhibits violent or aggressive behavior to humans or other pets. Below are the dogs that are not allowed as pets at Birchwood due to their known aggressive behavior and their size. Pure breeds as well as mixed breeds are not allowed:

Rottweiler's	Akitas	Pit Bulls	Wolf Hybrids
Staffordshire Terriers	Mastiffs	German Shepherds	Great Danes
Chow Chow's	Alaskan Malamutes	Doberman Pinchers	Siberian Huskies

Dogs that are on this list that are *current* pets at Birchwood are grandfathered in but cannot be replaced. If they are replaced, the dog owners will be fined $15.00 a day until the dogs are removed.

Owners of grandfathered dogs must still present a copy of personal property insurance annually that is part of a standard condominium owners H06 policy that includes coverage for dog bite claims for the grandfathered dogs until the dogs are no longer on the premises. Failure to present a copy of insurance will cause a daily $15.00 per day per dog fine to be leveed until the insurance is presented.