

The Board of Directors
Orchard Run Townhouse Condominium
c/o Vanguard Management Associates, Inc.
P. O. Box 39 Germantown MD 20875
(301)540-8600 x3027

**Policy Resolution
for
Rules Governing Pets**

WHEREAS, the Board of Directors has received a number of complaints regarding individual owner's pets, and

WHEREAS, Article V, Section 3.(d) of the By Laws for the Association establishes that the Board of Directors shall have the power to promulgate and enforce such rules and regulations and such restrictions and requirements as may be deemed proper respecting the use, occupancy and maintenance of the Condominium and the use of the General and Limited Common Elements by the members, and

WHEREAS, Article X, Section 3.(q) establishes pet restrictions within any Unit or upon any Common Elements, and

WHEREAS, it is the intention of the Board of Directors to further establish a policy governing pets in the Community, as well as penalties for the infraction of such policy,

NOW, THEREFORE, BE IT RESOLVED THAT, the following shall be the policy for the Orchard Run Townhouse Condominium with respect to pets in the Community and the penalties for the infraction hereof:

- Permission to keep an animal must be in accordance with the By Laws.
- Residents with pets assume full responsibility for disturbances, personal injuries, or property damages caused by the pet. Each pet owner indemnifies and agree to hold the Association, Management Agent, and each of its members free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Property.
- Residents are reminded that the keeping and maintenance of pets is governed by Montgomery County laws as well as Association rules. These include a requirement that dogs and cats be licensed, vaccinated against rabies, and carried or leashed while in common areas.

- If any pet disturbs other residents of the Association by excessive barking, biting or otherwise being a nuisance, notice will be given, after receipt of written complaint, to its owner to have the annoyance discontinued. If not corrected, a dispute settlement hearing with the Board of Directors will be held to take any actions necessary to compel compliance and/or fine the pet owner.
- Pet owners are responsible to immediately remove and properly dispose of any excrement that may be deposited by the owner's pet on the Common Elements, including all grounds and paved areas adjacent to them. Based on a valid written complaint, a pet owner who does not comply with this provision may be reported to the Montgomery County Department of Animal Control and may be subject to a fine from the County. Repeat violations, substantiated by written complaint(s), will be considered a nuisance and if not corrected, a dispute settlement hearing with the Board of Directors will be held to take any actions necessary to compel compliance and/or fine the pet owner.
- Any type of pet excrement must be bagged in plastic bags and securely sealed before being placed in the trash containers.
- Pets must be accompanied by an adult at all times and may not be left unsupervised on balconies, patios, or Common Elements, including tying and staking.
- All animal feeding devices, housing, or litter boxes are prohibited on Common Elements, balconies and/or patios.

If, after the hearing, the Board of Directors determines that the homeowner is in violation of the above listed pet rules and regulations, the following fine schedule will apply. Recurring violations that occur within a 24 month period are subject to the following fines:

<u>Each Recurrence of the Violation</u>	<u>Fine</u>
1st violation	\$250.00
2nd recurrence of the violation	\$500.00
3rd recurrence of the violation	Board of Directors will take action to remove pet from the Property.

Adopted: 05/01/11