

**THE UNIT OWNERS ASSOCIATION OF THE CROSSING CONDOMINIUM
POLICY RESOLUTION NO. 2000 - 05**

**GUIDELINES RELATING TO THE KEEPING AND MAINTENANCE OF PETS ON
THE PROPERTY**

WHEREAS, Article III, Section 2 (c) and (f), Article X, Section 1 of the Bylaws of The Unit Owners Association of the Crossing Condominium (hereinafter the "Association") grant the Board of Directors the power to adopt, amend, and enforce rules and regulations governing the keeping and maintenance of pets on the property by unit owners and their tenants, guests, and invitees;

WHEREAS, Section 55-79.53 of the Virginia Condominium Act, Code of Virginia (1950, as amended) (the "Act"), Article XXI, Section 2 of the Declaration and Article I, Section 2 of the Bylaws charge all unit owners and their tenants, guests, and invitees with compliance with the Declaration, Bylaws, Rules and regulations (the Condominium Instruments") of the Association as amended;

WHEREAS, Article XXI, Section 1 (h) of the Declaration sets forth certain requirements and restrictions regarding the keeping and maintenance of animals and subjects animals and their owners to such further rules and regulations as may be promulgated by the Board;

WHEREAS, it is the intent of the Board of Directors to enforce Condominium Instruments for the benefit and protection of the unit owners and their tenants, guests, invitees, and employees by establishing procedures that ensure due process and consistency of enforcement;

WHEREAS, there is a need to establish an orderly procedure for the keeping and maintenance of animals;

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board duly adopts the following guidelines regarding the maintenance, keeping, boarding and/or raising of animals on the property and within any unit:

I. Classification of Animals

A. Permitted Animals. Small, orderly domestic pets (e.g. dogs, cats, caged birds, aquarium fish).

B. Prohibited Animals.

- The maintenance, keeping, boarding, and/or raising of animals, livestock, poultry or reptiles, of any kind, regardless of number. To further identify prohibited animals: canines other than dogs; felines other than cats, insects, reptiles and amphibians other than those confined in an aquarium, and mammals other than those confined in cages without access to the Common and Limited Common Elements.
- Any animal that is maintained, kept, boarded and/or raised for commercial purposes.
- Any pet causing or creating a nuisance or unreasonable disturbance or noise.
- Any pet in violation of Fairfax City ordinances and the Association's rules and regulations, including wild, exotic or vicious animals.

II. **Rules**

- A. The number of pets permitted is not to exceed one per unit without the written approval of the Board of Directors.
- B. All dogs must be leashed or carried at all times and attended by a responsible person when in the Common and Limited Common Elements. Cats are not required to be restrained; however, pet owners are responsible for their pets' actions.
- C. Dog and cat excrement must be immediately cleaned from the Common and Limited Common Elements. Pet waste and odor shall not be permitted to accumulate in units so as to create unattractive, odorous, offensive or unsanitary conditions.
- D. All dogs and cats on the property or within any unit must be vaccinated against rabies and dogs must possess a City license. The vaccination and license must be current as specified by City ordinance.
- E. All dogs must wear a collar with the license and rabies tag attached to the collar. All outside cats must wear a collar with the rabies tag attached when in the Common and Limited Common Elements.
- F. No animal may be leashed or tied to any object on the Common or Limited Common Elements.
- G. Pet owners are responsible for any property damage, personal injuries, or disturbances their pets may cause.
- H. Pet owners shall not leave pets unattended on balconies, patios or other Common or Limited Common Elements.
- I. Pet paraphernalia (e.g. toys, food, pooper-scooper) shall not be stored on Common and Limited Common Elements. This includes patios, balconies, and behind air conditioning units.
- J. Residents/homeowners shall communicate guidelines to guest and invitees as the guidelines cover any animal on the property.

III. **Registration**

- A. All pets shall be registered with the Association within 10 days of occupancy, using the registration form displayed in Exhibit A of this resolution as required by Article XXI, Section 1(h) of the Declaration.
- B. The purpose of pet registration is to aid in identifying a pet and its owner in case of injury to the pet or another animal or person, in the case of a violation of the governing documents, and to prevent false accusations when a problem animal is from outside the community.
- C. The registration form shall be submitted to the Board of Directors at the address of the management company.

- D. Registration with the Association is in addition to, not in lieu of registration required by the City.

IV. **Enforcement**

- A. Violations of the guidelines by any unit owner and their tenants, guests, and invitees are subject to enforcement under Regulatory Resolution NO. 98-01, Complaint and Due Process Procedures as well as other legal remedies as deemed appropriate by the Board of Directors.
- B. Any pet causing or creating a nuisance or unreasonable disturbance or noise may be permanently removed from the property upon ten (10) days' written notice from the Board of Directors in accordance with Article XXI, Section 1 (h) of the Declaration. Generally, the Association shall employ the procedures of the Regulatory Resolution NO. 98-01 prior to removing a pet, except that if a pet is running loose or if animal cruelty is involved, the animal control authorities may be called immediately to collect the pet.
- C. Penalties for violation of the local animal control ordinance may be enforced by the locality independent of remedies pursued by the Association. The Association may enforce its penalties independent of remedies pursued by the locality.

V. **Indemnification**

Any unit owner who keeps or maintains any pet upon any portion of the Condominium property shall be deemed to have indemnified and agreed to hold the Condominium, each unit owner free and harmless from any loss, claim, or liability of any kind or character whatever arising by reason of keeping such pet within the property.

VI. **Effective Date**

This resolution shall become effective July 1, 2000.

EXHIBIT A

THE CROSSING CONDOMINIUM

PET REGISTRATION

Date _____

Homeowner _____

Resident _____

Crossing Address _____

Telephone # Home _____ Work _____

	PET 1	PET 2	PET 3
Cat or Dog			
Name			
Type of Pet (Pedigree, etc.)			
Color			
Distinguishing Features			
Date Last Vaccinated			
Date License Renewed			
Emergency Contact			
Name	_____		
Address	_____		
Telephone	Home: _____ Work: _____		
Name and Telephone of Veterinarian			

Please return to the following address:

The Crossing Condominium
c/o Mahon and Associates, Inc.
124-B East Broad Street
Falls Church, Virginia 22046-4501

THE UNIT OWNERS ASSOCIATION
OF THE CROSSING CONDOMINIUM

RESOLUTION ACTION RECORD

Resolution Type: Policy NO. 2000 - 05

Pertaining to: **Keeping and Maintenance of Animals on the Property**

Duly adopted at a meeting of the Board of Directors held May 22, 2000.

Motion by: _____ Seconded by: _____

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
<u>Jacqueline Anderson</u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Alicia M. Prieto</u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Kimberly A. Russell</u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Peggy A. Bullock</u> Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Jacques Mouyal</u> Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ATTEST:

Kimberly A. Russell
Secretary

5/22/2000
Date

Book of Minutes - 2000

Book of Resolutions:

	Book No.	Page No.
Policy	<input checked="" type="checkbox"/>	_____
Regulatory	<input type="checkbox"/>	_____
Special	<input type="checkbox"/>	_____
General	<input type="checkbox"/>	_____

Resolution effective: July 1, 2000.

Pet Resolution