



READING WOODS CONDOMINIUMS 2021 HOUSEHOLD PET RULES AND REGULATIONS

11. HOUSEHOLD PETS; Effective November 15, 2017 and subject to the grandfathering provision in Paragraph 11(k) below, up to two non-roaming cats and one dog (with a weight limit not-to-exceed forty (40) pounds) may be kept by any Unit Owner in a Unit, but no such pets shall be permitted in any part of the Condominium (other than within the Unit of the owner thereof) unless carried or on a leash. Fish aquariums may be maintained subject to the prior written approval of the Trustees (for weight considerations). No reptiles, ferrets, guinea pigs, potbelly pigs, rodents, wild animals nor other species of pet may be kept in a Unit. Upon petition by any Unit Owner, the Trustees shall have the right to approve or disapprove the keeping of any pet other than those species types listed herein. Only Unit Owners may petition the Trustees for variance of this restriction. There shall be no breeding of any animals in any Unit. Any pet causing or creating a nuisance or unreasonable disturbance, or noise shall be permanently removed from the Property upon three (3) days written notice from the Trustees. All dogs, cats, and other pets must be leashed and under control when outside a Unit and shall not be permitted to run loose. Unit Owners shall be responsible for picking up and disposing of their pet's waste and for any damage caused by their pets to the Common Areas. No cages or "runs" shall be constructed on the Common Areas.

a. Pet Registration. Any Unit Owner or occupant desiring to bring a pet into the community must register the pet with management. Such registration shall include a copy of this regulation signed by the Unit Owner or occupant and a Trustee of Trust. A copy of the registration shall be placed in the minutes of the Trustees meeting following the signing. Registration shall be required on or before February 15th of each year for current pets in residence and prior to occupancy for all new dogs. There shall be an Annual Registration Fee of \$150.00 per dog payable at the time of registration. Failure to register a dog shall result in a fine of fifty dollars (\$50.00) for each month the dog is not registered.

b. Dog Registration. All dogs shall be registered with the management office annually, shall be properly licensed by the Town of Reading and shall have rabies and distemper vaccinations annually, proof of which shall be provided to management or the Town of Reading.

c. No dog shall be allowed in or on the Common Areas or Limited Common Areas unless it is on a leash held by the Unit Owner, occupant or other responsible individual. A dog tag from the management office must be visible on the leash or collar of dogs at all times outside of the home.

d. No pet shall be tied to any Common Area or Limited Common Area at any time.

e. Defecation or urination by any pet on any Common Area or Limited Common Area shall be immediately properly disposed of and cleaned up by the Unit Owner.

f. No pet shall be allowed to defecate or urinate within 30 feet of any building.

g. Pets shall not be allowed in the clubhouse building.

h. The cleaning and repair of any damage caused by a pet, including but not limited to staining of grass and shrubs, shall be the responsibility of the Owner of the Unit in which the pet lives. The Trustees are authorized, in their sole discretion, to clean and repair to their satisfaction any such damage not cleaned and repaired by the responsible Unit Owner, and the Owner of the Unit in which the pet lives shall be assessed the cost of such repair.

i. Any repeated disturbance caused by a pet shall be cause for the pet's removal from the premises, by vote of the Trustees.

j. Each Unit Owner shall hold the Trustees and each of the other Unit Owners and their respective agents and employees harmless against loss, liability, damage or expense for any actions of his or her pet(s) within the Condominium.

k. Grandfathered Dog Unit Owners. Notwithstanding the first Paragraph above, and in accordance with Rule and Regulation 32 below, those Unit Owners with two (2) dogs in residence at the Reading Woods Condominium on November 1, 2017, shall be defined as "Grandfathered Dog Unit Owners." Such Grandfathered Dog Unit Owners shall be exempt from the "one" dog requirement contained in the first Paragraph and may instead maintain no more than two (2) dogs in their Unit. Those Grandfathered Dog Unit Owners, may replace a dog which was in residence on November 1, 2017, with a second dog, subject to the forty (40) pound weight limit.