



THE ALBEMARLE

To Albemarle residents,

Below is the new Albemarle Pet Policy. Owners who rent their apartments should take particular note and please make sure tenants are made aware of the policy.

For the Board,

Marty Ustin

WHEREAS, The Board of Directors of The Albemarle wishes to foster an atmosphere that recognizes the right of owners and residents to the quiet enjoyment of their homes, recognizing that we have common interests that are best advanced when we live in a safe, pleasant, well maintained property, and when those interests are manifested through an attitude of mutual respect and cooperation: and,

WHEREAS, The Albemarle Board recognizes the important contributions pets make to the lives of those who own them, as service and therapy animals, and for emotional support and pleasure, and, at the same time, recognizes that some people have adverse reactions to these same animals and must avoid contact for health or emotional reasons;

Accordingly, in order to ensure the responsible care of pets that will respect the needs of all residents, The Albemarle Board has adopted the following pet policies which are made part of the Rules and Regulations of The Albemarle:

RESTRICTIONS

- Only Albemarle resident owners are permitted to house domesticated pets in their units. Tenants and guests of tenants are not permitted to have animals on site. Tenants currently under lease who have pets shall be exempt from this provision until the expiration of their lease, or the non-lapsing renewal thereof.

REGISTRATION AND NOTIFICATION

- All pets must be registered with the HOA and proof of vaccination must be provided at the time of registration.
- No dangerous breed of animal will be permitted, including Pit Bulls, Bull Terriers, Rottweilers, Doberman Pinschers, Boxers, and Wolf breeds. Only domesticated breeds of dogs, cats, fish or birds are permitted and the definition of those breeds shall be determined by the Board in its sole and absolute discretion.

- All pets over six months of age must be neutered and proof of same provided to the HOA

LIMITATIONS

- Animals shall not be kept, used or bred for any commercial purpose.
- Only small animals are permitted and no animal that will normally exceed, at full maturity, or that actually exceeds 35 pounds, shall be kept in any unit. Current pets exceeding this limitation are "grandfathered" but if and when replaced, the new pet must comply with the weight limitation.
- No owner or tenant resident at the time of the implementation of this policy may keep more than two pets in the owner's unit, with the exception of fish in a tank.

CARE AND TRAINING

- Owners are responsible for the house training, grooming and cleansing of their pets. Owners are wholly responsible for immediate cleaning up after their pets, particularly in common areas and particularly as a result of urination or solid waste on carpets, floors and walls of all common areas, including hallways, entrances, lobby areas and public gathering places.
- Residents are responsible for any damage caused by their pets, whether under their supervision or that of a caregiver or other representative of the owner. Any damage caused by cleaning chemicals or other such materials used in remediation of said damage is also the full responsibility of the owner.
- Owners shall indemnify and hold The Albemarle harmless against loss or damage of any kind as a result of their pet's behavior.
- Owners must keep their pets clean and are liable for those that are conspicuously unclean or parasite-infested.
- Owners may, at the sole discretion of the Board be asked to remove pets that are unclean and/or parasite-infested and/or who exhibit aggressive, dangerous or potentially dangerous behavior.
- Pets must be kept on a leash and under control at all times on Albemarle property, and shall not be left unattended.
- Service and therapy animals are permitted and may be exceptions to the weight restrictions herein, provided, however, these animals' owners comply with all other pet-care policies and regulations.
- The Board may, in its sole discretion, set a schedule of warnings and fines for serious breaches of this policy.

Approved and Adopted May 21, 2020