

.....
Definitions

1. **Pet Animals** are domesticated animals kept for pleasure rather than utility.
2. **Service Animals**, including dogs, are not considered pets. Federal and state laws define a “service animal” as any animal that is individually trained to do work or perform tasks for the benefit of a person with a physical or mental disability.

Regulations

1. **Pet Animals**: Only the following kinds of pets will be allowed in the building: **Birds, Fish, Dog: Limit 1 or Cats: Limit 2**, living or visiting with residents.
2. **Pet Animals**: The number of dogs and cats currently living with residents are “grandfathered” in prior to this Regulation dated 2/26/13.
3. **Pet Dogs**: A pet dog living or visiting here **is not allowed on 2nd or 3rd floors.**
4. **Pet Animals**: Pet animals shall **not** be allowed in common areas **except to come/leave in halls or entryways which lead to the nearest usable exit to the outside or to the garage.** The common areas include the social room, the dining room, kitchen, library, lobbies, laundry rooms, beauty salon, guest rooms, exercise room, game room, craft room and halls.
5. **Service Animals**: Residents/owners with disabilities have a right to keep their service animal in their apartment located any where in the condo **except** when such location affects the disability of another resident/owner. In such cases, the management/Board of the condominium shall seek to find reasonable accommodation for both parties or the parties may pay for mediators. Residents and visitors with disabilities have a right to be accompanied by their service animal, under appropriate control of the handler, in any common area of this condo except the food preparation area (kitchen) in accord with federal and state laws governing access. The owner/resident who allows entry of a visitor with a service animal shall be accountable and responsible for the behavior of the visiting service animal and the handler following the rules of this condominium and taking precautions to prevent any injury or damage to people or common areas of the condominium.
6. **Pet Animals and Service Animals**: Animals allowed by these regulations, when outside an apartment, **shall be on an appropriate leash or other form of direct control of a responsible owner /handler at all times.** No animal shall be allowed to create a disturbance or nuisance of any kind. Each owner/handler of an animal shall be responsible for each animal eliminating only in appropriate places and for immediately cleaning up feces and waste material of the pet at all times and places. Owners/handlers of animals shall comply with recommendations of veterinarians for vaccinations and health care as well as all applicable local, state and federal laws governing these animals.

7. **Violation of Regulations.** Any violation of the above rules or regulations shall be subject to the following action by the Board:
 - a) Upon receipt of a signed complaint to the Board detailing the date and place of an alleged violation of the rules, the Board will send a copy of the Animal Regulations to the owner highlighting the rule or regulation involved. The Board will include a note indicating that it would be willing to discuss the problem. The owner may respond in writing.
 - b) Upon receipt of a second signed complaint detailing the date and place of a violation, the Board shall notify the owner who shall be given a reasonable opportunity to appear before the Board to respond to the complaint. If the Board determines that the complaint is valid, the owner of the animal will be assessed \$25.
 - c) Upon receipt of a third signed complaint, the Board shall notify the animal owner who shall be given a reasonable opportunity to appear before the Board to respond to the complaint. If the complaint is valid, the owner will be directed to remove the animal from the Condominium unless the owner submits to the Board a written statement of action to be taken to cure the complaint. Upon receipt of such a statement, the Board shall place the item on the agenda of the next Board meeting for a hearing. At the hearing, the Board shall determine whether or not the animal shall be allowed to remain in the Condominium and what conditions shall be imposed.
7. **Authority of the Board of Directors.** The Board of Directors of the 1666 Coffman Condominium Association has full and final authority to determine and enforce animal rules and regulations. The Board has the following enforcement powers:
 - a) Any unit owner who violates or disregards these rules and regulations or the decisions and directives of the Board in their enforcement of these rules and regulations shall be required to pay an additional common expense charge equal to twice the monthly fees of the owner's unit for each month in which the violation occurs. Any unit owner who violates these rules and regulations shall be subject to all legal remedies available to the Association, its Board of Directors, and all other residents.
 - b) Any unit owner who has been requested to remove an animal from 1666 Coffman shall have the time allowed by the Board in the directive submitted to the owner.
8. **These regulations for 1666 Coffman are in compliance with the U.S. Americans with Disabilities Act and the Fair Housing Act. Additional information is available from the Condominium Office.**