

Pondside Condominium – Updated June 2018

UNIT _____

Date: _____

The Board of Directors of Pondside Homeowners Association, subject expressly to the conditions stated below, does hereby grant permission to:

_____ ~~t~~o harbor a _____ (breed of dog)

Revocable

This permission is revocable by the Board of Directors at any time should the dog prove to be, or become, a nuisance or disturbance to other unit owners by reason of noise, unwanted approach or contact with another person, running loose or damaging plantings, elimination of biological waste which is not promptly cleaned up and/or flushed by the unit owner, or for any other reason upon complaint of a unit owner which is determined by the Board of Managers at their sole discretion be a nuisance or disturbance to other unit owners.

Not Transferable

This permission is valid only for the current unit owner and the currently owned dog and expressly does not run with the deed or transcend the sale or lease of the unit, or extend to the acquisition of another dog in the future.

As an express condition of, and in return for, permission from the Board to harbor a dog, the unit owner hereby acknowledges and agrees to comply with the following rules and penalties:

License Required

The unit owner must submit to the managing agent a copy of the New York State Department of Agriculture dog license, issued through the Town of Greenburgh, prior to the granting of this approval by the Board of Directors unless the dog is less than six months of age at the time of application. If the dog is less than six months old, the copy of the license shall be submitted to the managing agent within 8 months of the dog's date of birth. The unit owner agrees to renew and maintain this license and to remain current at all times. The managing agent may request a copy of the current dog license as necessary in the future to insure that all dogs within the Pondside Condominium are appropriately vaccinated and identified.

Fines and Security Deposits

The unit owner acknowledges ~~that~~ the right of the Board of Directors to require a reasonable security deposit for continuation of a permit for the dog at anytime in the future. This security deposit may be required for the permits of all dog owners, or **may be** required only for individual dog owners based damage done by dogs to lawns or other property of the Condominium or Home Owners' Association.

Fines for violations of the conditions of this permit shall be as specified in the By-Laws of either the Condominium and/or the Pondside Home Owners' Association. The current fine is \$50 for the first offense.

Future Rules

The existing rules may be changed at any time in the future by the Board of Directors Managers of the Pondsides Village ___ Condominium, and/or the Board of Directors of the Pondsides Home Owners Association. These boards reserve the right to change these conditions or to impose new or additional conditions in the future. The unit owner expressly acknowledges and agrees that future changes will be binding.

Control

The dog must be on a leash no longer than ten feet and under complete control of the person walking the dog at all times when the dog is outside of the unit.

Where to Curb Your Dog

Dog owners are to bring their dogs to the outer perimeter of the roadway oval that circles the property and the outer area up the hill to relieve their dogs. Owners are not allowed to curb their dogs in front of, behind or on the sides of all buildings.

Sanitation

The unit owner is responsible for cleaning up after the dog. The term "clean up" expressly includes both solid and liquid waste.

Solid Waste:

There are **NO** areas within the Condominium where solid waste may be left on the ground. The term clean-up expressly includes removal of all solid waste from any ground area within the Pondsides Condominium including, but not limited to, paved surfaces, stone or gravel surfaced areas, grass, mulched areas, and planted areas. Solid waste is not permitted to be disposed of in the storm drains because these drains empty directly into the two ponds in the center of the Condominium or in the Club West Condominium dumpster area.

Liquid Waste:

Dogs must use mulched or stone covered areas. If the dog uses the street surface or grassy areas the spots must be flushed with a hose, or diluted with water. The urine of most dogs is sufficiently acidic to "burn" grass. **The unit owner is responsible for re-seeding, or the cost of re-seeding, any spots resulting from the dog's urine.**

As an express condition of the privilege to harbor a dog within Pondsides, I acknowledge receipt of, and hereby agree to abide by, the above conditions **and** the by-laws of the Pondsides Home Owners' Association.

Unit Owner

Permission to harbor a dog is granted in accordance with the By-Laws of the Pondsides Homeowners Association.

For the Board of Directors

Date: _____