

Sentinel of Landmark
UNIT OWNERS ASSOCIATION
Rules and Regulations Regarding Pets

The following Rules and Regulations regarding Pets have been established by the Board of Directors of the Sentinel of Landmark, for the benefit and protection of the residents and their pets.

Penalties for violation of the rules and regulations pertaining to pets may include, but are not limited to, warning letters, charges, assessment of damages, revocation of designated dog run area privileges, termination of lease and/or removal of the pet from the condominium.

I. GENERAL PET GUIDELINES

A. Permitted Domestic Pets

A unit owner or resident may, subject to these rules and regulations, keep the following types of domestic pets: a small dog (small defined as 50 pounds average breed weight, this does not include disability assisting dogs since they are not restricted by size), or one dog and one cat; or two cats; or two ferrets; or two birds; or other small caged animal such as hamsters, gerbils, etc. A unit owner or resident need not obtain the prior consent of the Board to keep a permitted pet or pets within that unit owner's or resident's unit, provided the pet(s) are registered pursuant to the provisions of Section I.C. of these Rules and Regulations and do not create a nuisance and are in accordance with the laws of the City of Alexandria.

B. Pet Registration

Unit owners and residents must register all pets with the Association's Management Office prior to moving in or upon the acquisition of a pet. Any changes will be registered with the Association's Management Office within four (4) business days. The purpose of pet registration is to facilitate:

1. Notification of owners in case of injury to the pet.
2. Identification of pets causing problems and/or creating a health emergency.
3. Identification of stray pets.
4. Distribution of the Pet Rules and Regulations.

C. Rental Units with Pets

All unit owners renting to residents with pets are responsible for compliance with all pet rules by renters and their pets.

D. Authority of Animal Warden

The Animal Warden of the City of Alexandria is requested by the Board of Directors to patrol the Sentinel of Landmark Condominium, to assist the Association in addressing problems which may arise pertaining to animals on its property. Such permission will be provided until revoked by the Board of Directors in writing. Permission of the Animal Warden to enter a unit is not implied.

II. REQUIREMENTS AND RESTRICTIONS

A. General Rules

1. Pet owners are responsible for any property damage, injury or disturbances their pets may cause or inflict.
2. Breeding or boarding of pets is prohibited within the condominium.
3. All pet owners must be prepared to display and provide proof or appropriate evidence of all required registrations and inoculations.
4. Inside the building, pets are permitted in individual units, the hallways, stairwells, and elevators. They are not permitted elsewhere inside, including the Lobby and the Tiny Market. On the grounds, pets are not permitted in the swimming pool area or on the patio area, tennis court enclosure, or on the grass or landscaped areas in front of the building. Disability assisting dogs (e.g. seeing eye, hearing assistance, etc.) are not subject to this rule.
5. Pet ingress and egress will not include the main lobby of the condominium at any time, other than during fire alarms or similar emergencies. Disability assisting dogs are exempt from this provision.
6. Pets will not be leashed to stationary objects on the Common Elements.
7. Pet owners are strongly encouraged to spay or neuter their pets.
8. Every female dog, while in heat, must be kept confined in the unit by her owner in such a manner that she will not be in contact with another dog or create a nuisance by attracting other animals, with exception of the pet having to perform her normal relief functions.
9. Pets will not be left unattended outside a unit or in a vehicle.
10. Unit owners and residents will not feed pets, other than their own, or any other animal, unless permission has been obtained from the owner. No bird, (including hummingbird) or squirrel feeders are permitted.
11. Priority access to the elevator between a resident with a pet vs. a resident without a pet will be based on a first come first-served basis.
12. Pet owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the property. Balconies are not to be used to curb pets or to store animal waste or litter boxes.
13. Pets will be carried or leashed at all times within the building's common elements, including the parking lots, garages, hallways, stairwells and elevators. Pets will be kept on a tight leashes, not to exceed three (3) feet from owner's wrist to the pet's collar, inside the building.
14. Unit owners and residents may not be cruel to any pet. The City of Alexandria Animal Warden will be notified of any suspected cruelty or neglect of any pet. The telephone number for the Animal Warden of the City of Alexandria can be found in the government listings in the telephone book. [As of November 1, 2005, the number is 703-838-4775.]

15. Pets may be off the leash in either of the two designated dog run areas located in the East and West sections at the rear of the property. Pet owners are responsible for controlling their pet(s) in the designated dog run areas and for any damage or injury that may result from such activities.
16. All dog owners who play with toys in the dog run areas must make every effort to retrieve these objects.

III. NUISANCES

The following are grounds for complaint and finding of a community nuisance:

- A. Pets running at large, except in the two designated dog run areas.
- B. Pets damaging, soiling, defecating on or defiling any private property or the Common Elements.
- C. Pets causing unsanitary, dangerous or offensive conditions.
- D. Pets causing odors that are detected outside a unit.
- E. Pets making or causing noises of sufficient volume to disturb any resident.
- F. Pets attacking or otherwise interfering with the freedom of movement of persons and other pets on the Common Elements (including designated dog run areas), chasing vehicles, attacking other pets or creating a disturbance in any other way.
- G. Violations of any of the requirements or restrictions in Section II.

A. The following steps are provided for an owner or resident who has a problem with another residents pet to resolve the problem:

1. Attempt to arrive at a solution with the owner of the pet directly.
2. If such an attempt to reach a solution fails, file a Pet Complaint Form with the Management Office, pursuant to the Alexandria Animal Warden Policy Resolution concerning due process procedures.
3. Once a Pet Complaint Form is filed, the Management Office will provide written notification to the resident whose pet is the subject of the complaint regarding the alleged violation. The Management Office will provide a copy of the letter to the the Board of Directors liaison to the Pet Committee and to the Pet Committee Chair.
4. The owner of the pet who is the subject of the complaint shall then have an opportunity to respond in writing on the form. Any response should be filed within five (5) business days of receipt.
5. Additionally, generic problems or issues may be addressed at Pet Committee meetings or during Open Discussion at meetings of the Board of Directors.

B. Stray pets are to be reported immediately to the Management Office for possible identification prior to contacting the Animal Warden of the City of Alexandria.

C. The Board may grant variances or exceptions according to general rules enforcement for good cause.

IV. SPECIAL PROVISIONS

- A. All pets currently present in the Condominium and registered with the Association's Management Office. In accordance with the Pet Rules and Regulations, on or before June 27, 1995, may remain in the building subject to compliance with all rules except the limitations on size and number.
- B. Persons wishing to keep pets that are not in accordance with the Association By-Laws must obtain the prior written approval of the Board. This approval will be granted on a case-by-case basis based on criteria and guidelines to be established by the Board.