

MOUNTAINDALE  
CONDOMINIUM ASSOCIATION INC

AMENDMENT TO RULES

This Rule was adopted by the Board of Directors of Mountaindale Condominium Association on the 11<sup>th</sup> day of June, 2012 in accordance with Article 12 of the ByLaws.

RESTRICTION ON DOGS. Dogs are restricted as follows:

1. No dog is allowed on the Association property, including in units, unless the dog is less than 20" in height measured from the ground to the top of its shoulders;
2. No dog is allowed on the Association property, including within units, unless it is of a gentle disposition. Notwithstanding, Pit Bulls, Rottweilers, German Shepherds, Akitas and Dobermans, are strictly prohibited at all times without exception;
3. Renters may not have a dog at any time. Only Unit Owners may have a dog; Guests, with dogs allowed by this Rule are allowed. Notwithstanding any such dog belonging to a guest may not remain on the premises for more than one (1) week without the prior written permission of the Board.
4. No Unit may have more than one (1) dog;
5. All permitted dogs shall be licensed by the Town of Thomaston and a copy of each license shall be filed with the Property Manager;
6. All dogs shall have rabies shots, rabies tag and license tag;
7. The Unit Owner shall be responsible for, and shall indemnify the Association for, any claims, damages, liabilities or costs of any nature which may be asserted or sustained against the Association and/or members of its Executive Board and/or its Property Manager by reason, directly or indirectly, of actions of his/her dog; including any unauthorized dogs;
8. The Association shall have the right, subject to notice and hearing, to assess fines, in an amount determined by the Board, against a Unit Owner for any violation of this Rule. The Association, subject to notice and hearing, shall have the authority to order any dog removed permanently from the Condominium if the dog is a prohibited dog, a nuisance, or if a dog attacks or bites a person or another dog. No dog outside the unit shall be left unattended. All dogs shall be on a leash of less than 12 feet long at all times. All costs incurred by the Association in connection with enforcement of this Rule, including but not limited to court costs and attorneys fees, shall be assessed against the offending Unit Owner. A Unit Owner shall be responsible for a violation by his/her tenant and/or guest;
9. At its sole discretion, the Board may authorize exceptions to this Rule if a Unit Owner has a genuine medical need. Such authorization will be given by the Board following unit owner submission of a proper application and a certificate of need. Any such approval will be granted to the extent reasonably required to accommodate any such medical need or disability. At any time shall the medical need no longer require a dog, then the dog shall be immediately removed from the Unit and Association property;