

# By-Laws and Rules Governing Pets

## By-Laws Governing Pets

### *Article V, Operation of the Property*

Section 7. Restrictions on use of Units. To assist the Condominium in providing for congenial occupancy, and the protection of the value of the Units, it is necessary that the Board of Directors have the right and authority to exercise reasonable controls over the use of the Units. Violation of the following enumerated prohibitions shall not be permitted, and the Board of Directors is hereby authorized to take all steps necessary to prevent or discontinue any violations thereof, all at the expense of the violator.

(c) No animal, other than common household pets, shall be kept or maintained on the Property, nor shall common household pets be kept, bred or maintained for commercial purposes on the Property. Pets shall not be permitted outside of Units unless they are accompanied by an adult person and carried or leashed. Each Owner shall remove all excrement created by his pets. The Board of Directors may make further provisions in the Rules for the control and regulations of household pets in the Condominium. The owner of a Unit where a pet is kept or maintained shall be responsible and may be assessed by the Board of Directors for all damages to the Property resulting from the maintenance of said pet, and any costs incurred by the Association in enforcing the rules prescribed or to be prescribed by the Board of Directors for the control and regulation of pets in the Condominium.

## Rules Governing Pets

1. Pets may be no larger than twenty-five (25) pounds at maturity or accepted with written permission from the Board. Note: Current Unit Owners with pets exceeding 25 pounds as of November 5, 2005 will have these pets excused from this provision.
  - a. The "Pet Policy" was written and approved to regulate **One Pet per Unit**, not multiple pets per unit, at a weight not to exceed 25 lbs.
2. A copy of a current health certificate from a licensed veterinarian must be presented by the Pet Owner to the Board yearly stating that the pet has had all shots and is in good health and free from disease.
3. Dogs shall not be left unattended for longer than two (2) hours within their condominium unit.
4. Pets must be leashed at all times and under the control of an adult when not confined within the unit.
5. Pets are not to be taken into public buildings or outdoor swimming pool area at any time.
6. Owners that stay in units other than their own cannot take their pet into that unit.
7. Only Unit owners, not their guests, can have a pet on the property.

**Rule 1  
Voted at  
COA Fall  
Meeting  
11.5.2005**

**Rule 1a  
Added at  
COA Spring  
Meeting  
5.15.2010**

8. No pets are allowed on the Beach or Beach Area at anytime, carried or leashed. Signage will be placed at the beach.
9. The Beach Area is defined as the grassy lawn on the Lakeside in front of the Beach Building.

<b>Rule 9 Voted at COA Meeting 5/2/2009</b>
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As a result of any pet related nuisance to the inhabitant of the complex, staff or property, the Pet Owner will receive one (1) written notice to correct the situation. Any recurrence of the like or related incident will constitute a breach of the Pet Ownership Rules and shall constitute a breach of the Condominium Rules and the Board shall have the right to pursue all of its rights and remedies within the laws of the State of New Hampshire and By-Laws of the Association.

Pet Owners shall indemnify and save the Association and the Board harmless from and against all liabilities, claims, damages, demands and suits of any person or entity, whether for injuries to persons or loss of life, or damage through destruction of property, occurring on, or about the Condominium or the complex known as Misty Harbor Resort and occasioned in any way by the Pet Owner.

Should any action or proceeding be brought against the Condominium Association and/or the Board, the Pet Owner, upon written requests from the Condominium Association and Board shall, at Pet Owners expense, resist or defend any such action or proceedings.