

HILLCREST MANOR

PET RESTRICTION

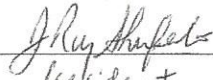
Animals. No animals, livestock, or poultry of any kind shall be bred, kept or maintained on any Common Area or in any Condominium Unit except dogs, cats, or other four-legged household pets may be kept or maintained provided that they are not kept or maintained for commercial purposes. The number of household pets generally considered to be outdoor pets, such as dogs and cats, shall not exceed two (2) in number, except for newborn offspring of such household pets which are under six (6) months in age. Additionally, permitted dogs shall not weigh in excess of forty (40) pounds. Notwithstanding the foregoing, the following breeds, and any mix thereof, are prohibited: American Bulldog, Pit Bull, Rottweiler, Great Dane, Mastiff, Doberman Pinscher, Akita, Bermese Mountain Dog, Canary Dog, Chow Chow, Husky, Karelian Bear, Rhodesian Ridgeback, Russo-European Laitka and German Shepherd.

Additionally, the Association shall have the right to prohibit, or require the removal of, any dog or other animal which the Association, in its sole discretion, deems to be undesirable, a nuisance, a safety hazard, or has shown threatening tendencies, after consideration of factors such as size, breed and disposition of the animal, likely interference by the animal with the peaceful enjoyment of the Properties by Owners and the security measures taken by the Owner with respect to such animal. These provisions shall not prohibit service animals for disabled persons.

No dogs are permitted to remain unattended on any Limited or Common Element. Outside dog/cat cages, runs, tethers or any other manner of securing such an animal is not permitted at any time. No dog shall be permitted to run free at any time and all dogs must be on a leash when using the common elements. Owners must clean up immediately after their pet and properly dispose of the bagged waste.

In order to avoid undue hardship cases, the Board of Directors shall have authority and discretion to grandfather certain situations following these guidelines: (a) any owner's non-conforming dog is grandfathered as long as the board has no information that the dog would be prohibited under paragraph 2 of this policy, and (b) any tenant's non-conforming dog is grandfathered until the earlier of (i) six months from the date of this policy was adopted or (ii) the board received information that the dog would be prohibited under paragraph 2 of this policy.

This provision was adopted by the Board of Director of Hillcrest Manor Condominiums Association on the 6th day of APRIL, 2018.

By: 
Its: President