

**WINDSOR PLAZA CONDOMINIUM UNIT OWNERS ASSOCIATION
POLICY RESOLUTION NO. 6
PET POLICIES**

regulating the keeping and maintenance of pets

GIVEN THAT Article 3, Section 3.1 of the Bylaws provides in applicable part that, "The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by the Condominium Act or the Condominium instruments required to be exercised and done by the Association"; and

GIVEN THAT Article 5, Section 5.8 of the Bylaws and the Rules and Regulations set forth certain requirements and restrictions regarding animals and subjects the keeping of animals to such further rules as may be promulgated by the Board; and

GIVEN THAT the Board deems it necessary and desirable for the health, safety and welfare of the Members to establish certain policies and procedures to implement the provisions of Article 5, Section 5.8 of the Bylaws;

NOW, THEREFORE, the Board resolves that the following policies and procedures regarding pets be, and hereby are, adopted:

I. CLASSIFICATION OF ANIMALS

A. Permitted Animals. The following constitutes a listing of the types of animals permitted subject to the provisions of the Bylaws and of this Resolution: dogs or cats or caged birds (limited to one per unit); guide animals; and aquarium fish; and other limited species of animals which do not normally leave the unit and which do not make noise.

B. Prohibited Animals. The following types of animals are not permitted: canines other than dogs; felines other than cats; and insects, reptiles, amphibians, and fish other than those confined in an aquarium or terrarium, and mammals other than those confined in cages without access to the common elements.

II. PET REGISTRATION

A. The purpose of pet registration is to aid in identifying a pet and its owner in the case of injury to the pet or another animal or person, in the case of a violation of the Governing Documents, and to prevent false accusations when a problem animal is from outside the community.

B. All pets having access to the common elements shall be registered with the Association, using a Pet Registration Form contained in Exhibit "A" to this Resolution.

C. The Registration Form shall be submitted to the Board secretary at such address as the Board may designate. That address is now:

Windsor Plaza Condominium
c/o Legum & Norman Inc.
1430 Spring Hill Road, Suite 300
McLean, VA 22102-3001

D. Registration with the Association is in addition to, not in lieu of, registration required by Arlington County. It is the responsibility of pet owners to properly inoculate and register their pets as required by local ordinance. Registration with Arlington County does not eliminate the need for registration with the Association.

E. While the Association reserves the right to charge a pet registration fee in the future if such becomes necessary to offset expenses incurred to implement this Resolution, no such fee shall be charged at this time.

III. PET RULES

A. Members shall not permit their pets to become a nuisance by virtue of the size or number of pets (there is a limit of one domestic pets [dogs and cats]), the behavior of the pets, the conditions in which they are kept, or sounds they make.

B. No pet shall be permitted to bark, howl, whine, or make other noises for such a time as disturbs neighbors' rest or enjoyment of their home. No pet shall be left unattended on a balcony or patio for extended periods of time.

C. Except when within its owner's unit, a pet must be carried or on a leash which enables close control of the pet and attended by a responsible person. Owners must use the rear lobby when walking pets in or out of the building.

D. No animal may be leashed or tied to any object on the Common Elements.

E. Pet owners are fully responsible for any property damage, personal injuries, property damage, or disturbances their pet may cause or inflict.

F. Pets may not be kept or maintained for commercial purposes.

G. Every female dog and cat while in heat shall be kept confined inside the unit in such a manner that she will not be in contact with other dogs or cats (except for intentional noncommercial breeding purposes) nor create a nuisance by attracting other dogs or cats.

H. Pet owners are responsible for removing their pet's wastes from the common elements. Please be considerate of your neighbors. Pet wastes and odors shall not be permitted to accumulate in units so as to create unattractive or unsanitary conditions.

I. Owners who lease their property shall obtain from the lessee a written agreement (whether on the lease form itself or in a separate document) to abide by these rules and shall submit a copy of that agreement to the Association Manager.

J. All pets having access to the common elements must be registered and inoculated as required by law.

IV. ENFORCEMENT

A. Penalties for violation of the local animal control ordinance may be enforced by the locality independent of remedies pursued by the Association. The Association may enforce its penalties independent of remedies pursued by the locality.

B. Pursuant to Article 5, Section 5.8 of the Bylaws, pets causing or creating a nuisance or unreasonable disturbance or noise may be permanently removed from the Property upon ten (10) days written notice from the Board. Generally, however, the Association shall employ the procedures of the Policy Resolution No. 4 prior to removing the pet, except that if a pet is running loose the animal control authorities may be called to collect the pet.

V. INDEMNIFICATION

Pursuant to Article 5, Section 5.8 of the Bylaws, any person who keeps or maintains a pet on the property shall be deemed to have indemnified and agreed to hold free and harmless the Association, the Managing Agent, each Member and the Declarant from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Property.

EXHIBIT "A"
TO
POLICY RESOLUTION NO. 6
PET REGISTRATION FORM

Please mail or deliver to:
Associate Community Manager
Windsor Plaza Condominium
c/o Legum & Norman
1430 Spring Hill Road, Suite 300
McLean, VA 22102

I. APPLICANT INFORMATION

- A. Applicant's Name(s): _____
- B. Applicant's Address: _____
- C. Co-Owner's Address (if other than Applicant's):

- D. Co-Owner's Address (if other than Applicant's):

- E. Applicant's Phone: (H):() _____
(O):() _____

II. PET INFORMATION

(Note: If more than one pet is to be registered, separate registration forms are required for each pet.)

- A. Name pet answers to: _____
- B. Pet is a dog cat Other: _____
- C. Breed: _____
- D. Color(s) and distinctive markings:

E. Additional information to identify pet:

F. Rabies tag # (if applicable):

G. Dog license # (if applicable):

III. PERSON TO CONTACT IN CASE OF EMERGENCY

A. Name:

B. Phone (Day):

(Night):

IV. INDEMNIFICATION

By virtue of keeping my pet(s) within the Property I agree to indemnify and hold the Association, each Member and the Board of Directors free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of my keeping the above pet within the Property.

I certify that I have reviewed and agree to the pet policies contained in Article 5, Section 5.8, Paragraph (a)(8) of the Bylaws and in Policy Resolution No. 6 and hereby incorporated by reference.

Applicant's Signature

Date

Note: If this application is submitted by a lessee, the Unit Owner or Owner's agent must sign this form below.

Owner's or Agent's Signature


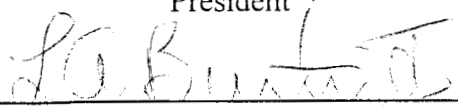
Date

**WINDSOR PLAZA CONDOMINIUM UNIT OWNERS ASSOCIATION
RESOLUTIONS ACTION RECORD**

This Resolution, Policy Resolution No. 6, was adopted at a (regular) (~~special~~) meeting of the Board held on DECEMBER 13, 1994, with the directors voting as indicated below:

<u>BURTON</u>	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
<u>DIGGES</u>	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
<u>MOREHOUSE</u>	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

ATTEST:

	<u>2-21-95</u>
_____ President	Date
	<u>2-21-95</u>
_____ Secretary	Date

Effective date of resolution: 12-13-94

Expiration date: _____

<u>Book of Resolutions:</u>	<u>Page</u>
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