

**Belrose Homeowners Association
Administrative Resolution Number 6A**

Amended on February 8, 2011

(Resolution Number 6A Supersedes and Replaces the original Resolution Number 6)

Pet Compliance Procedures

The Belrose Homeowners Association Board of Directors desires, by this Resolution, to clearly define the procedures for maintaining household pets.

WHEREAS, Section 8 Paragraph (a) of the Declaration and Article III Section 3.2 of the By-laws of the Belrose Homeowners Association, gives the Board of Directors the power to act on behalf of the Association;

WHEREAS, Section 16 Paragraph (i) of the Declaration of the Belrose Homeowners Association provides for restricted activities of household pets; and

WHEREAS, Article III Section 3.2 (a) (i) of the By-laws of the Belrose Homeowners Association, gives the Board of Directors the power to create and enforce rules and regulations governing the use and operation of the of the Property, Common Elements and the Lots within the Association and;

WHEREAS, the Board of Directors adopted Administrative Resolution Number 6 on or about July 13, 2009, to establish regulations related to pets;

WHEREAS, the Board of Directors has determined that more specific procedures than outlined in the original Resolution Number 6 regarding pets are needed;

BE IT THEREFORE RESOLVED THAT the following procedures are effective as of February 8, 2011:

1. Definition of Pet: For the purposes of this resolution the term “pets” refers to any animal that is taken outside an owner’s/resident’s Dwelling as defined in Section 3 (j) of the Declaration of the Belrose Homeowners Association.
2. Responsible Party: The Homeowner is the responsible party for all pets which are housed in a Dwelling located in the Association. This includes, but is not limited to, pet(s) owned by Tenants or Guests of Homeowner.
3. No animals of any kind shall be kept or bred in any Lot or Dwelling, other than animals which are kept as household pets; provided that in no event shall any more than four (4) pets be kept by the Owner or occupant of any Dwelling.
4. No pet shall be permitted to run loose and must be leashed, accompanied and under physical control, at all times, when in or on the Common or Limited Common Facilities.
5. No pet may be “staked to the ground” or tied, by any means, to any exterior part of the Dwelling, or to any trees, shrubbery or in any other manner that allows the pet access to the Common or Limited *Common Facilities*.
6. Pets may be left on the deck only when the Homeowner or other responsible adult is present in the dwelling. Pets that bark must be removed from the deck immediately.
7. Pet owners shall immediately clean up any waste or other consequence of the pet(s) anywhere on the Property.

8. All pets regularly housed in a dwelling must be registered annually with the Belrose HOA by the Homeowner as follows:
 - a. Registration Form: To register a pet(s) the attached form must be completed and returned to the Management Office. The information required may be amended at any time by the Homeowners Association.
 - b. New Owner/Residents: Must register their pet(s) within thirty (30) days of moving into their Dwelling. A letter explaining the registration process and Registration form will be sent by the Management Company with the first HOA dues statement.
 - c. Annually all owners who own pet(s) or whose tenant(s) own pet(s) are required to reregister their pet(s) with the Association. This must be completed by January 31st of each year. A letter to this effect along with the Registration Form will be included by the Management Company in the January HOA dues mailing.
 - d. If a Homeowner neglects to register or cause to have registered the pet(s) housed in a Dwelling within the Association, the Homeowner will be subject to all actions available to the Association to cure the situation. This would include, but not be limited to, fines and legal action.
9. Infractions of any of these rules will result in
 - a. First offense: A violation letter will be sent to the Lot Owner for every occurrence for which a pet is cited. If multiple pets are involved, multiple citations will be issued.
 - b. Second offense: A fine of \$25 will be levied for each occurrence per pet.
 - c. Third offense: A fine of \$50 will be levied for each occurrence per pet.
 - d. Subsequent offenses: A fine of \$100 will be levied for each occurrence per pet and legal action may be taken.
10. Aggressive Behavior of Pet(s): Homeowners who experience aggressive behavior by a pet are encouraged to report the incident to the Board of Directors and, if need be, to the Chester County Society of the Prevention of Cruelty to Animals (SPCA). The SPCA is the pet enforcement unit of East Marlborough Township.

Approved by the Belrose Homeowners Association Board of Directors on February 8, 2011.

Board Member, Belrose Homeowners Association
As President

Date

Print Name: _____

Board Member, Belrose Homeowners Association
As Secretary

Date

Print Name: _____

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BELROSE HOMEOWNERS ASSOCIATION ANNUAL PET REGISTRATION FORM

Return to:

Mid-Atlantic Management Company
Attn: Belrose Community Manager
90 S Newtown Street Rd, Suite 7
Newtown Square, PA 19073-4041

This form must be filled out annually for all pets (defined in the Resolution 6a as any animal that is taken outside an owner's/resident's Dwelling as defined in Section 3 (j) of the Declaration of the Belrose Homeowners Association) that are regularly in a Dwelling located in the Association.

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| Homeowner: | | Telephone: | |
| Address: | | Email: | |
| Pet #1: Breed: | | Sex, Spayed or Neutered: | |
| Pet Color and/or Description: | | Pet Name: | |
| License # (dogs) | | | |
| Pet #2: Breed: | | Sex, Spayed or Neutered: | |
| Pet Color and/or Description: | | Pet Name: | |
| License # (dogs) | | | |
| Pet #3: Breed: | | Sex, Spayed or Neutered: | |
| Pet Color and/or Description: | | Pet Name: | |
| License # (dogs) | | | |