

Legion Road Townhome Owners Assoc.

c/o Community Home Trust | P. O. Box 2315 | Chapel Hill, NC 27515
(919) 967-1545 Phone | (919) 968-4030 Fax | E-Mail: legionrdtoa@gmail.com

PET POLICY

Adopted August 2018

Under Article XI Section 5 of Legion Road Townhomes' Declarations of Covenants, Conditions & Restrictions, the Board of Directors will have the authority to adopt rules and regulations for the use of common areas. Every unit owner is responsible for full compliance with the rules and regulations of the Association. The Board of Directors has charged the Property Management company to enforce said rules. This document was written to inform you of the specific rules and regulations regarding pets on the premises are as follows:

1. Owner/Occupants agree to adhere to local town pet ordinances.
2. Owner/Occupants shall indemnify the Association and hold it harmless against loss or liability of any kind arising from their pet(s).
3. Owner/Occupants are responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as owner's pets.
4. Owner/Occupants are responsible for any damage caused by their pets. A fee may be imposed for any damage to common areas.
5. Owner agrees not to leave food or water in common areas as it may attract other animals.
6. Owners agree not to leave their pet unattended on balconies/porches for unreasonable periods of time.
7. Pets shall not be kept, bred, or used for any commercial purpose.
8. When in common areas, pets must always be restrained by a leash and not be allowed to roam free or be tethered when outside their dwelling.
9. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding **securely bagged** pet droppings.
10. No pet shall be allowed to become a nuisance or create any unreasonable disturbance.
Examples of nuisance behavior include but are not limited to the following:
 - a. *Pets whose unruly behavior causes personal injury or property damage.*
 - b. *Pets who make noise continuously and/or incessantly for a period of 30 minutes or intermittently for 1 hour or more on a regular basis to the disturbance of any person at any time of day or night.*
 - c. *Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.*
 - d. *Pets who are conspicuously unclean or parasite infested.*
11. Owners are required to register any pet(s) that utilize common areas outside of their dwelling. Pet registration is intended to identify owners of pets who are in violation of the above rules. Registration forms may be obtained from Property Management. Any pet not registered may result in an Association rule violation.

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Unit # _____

ENFORCEMENT

Any resident observing an infraction of this policy shall notify Property Management. If the Board deems it necessary, the Owner/Occupants will receive written notice of the violation(s).

The Board may require the permanent removal of any pet if such pet is determined by the Board to be a nuisance or a danger to the community and its residents.

If so determined, the Board will notify the Owner/Occupant to remove the pet from the premises within 30 days. The Board also has the authority to assess and collect fines for violations of this Pet Policy and to assess and collect amounts necessary to repair or replace damaged areas or objects.