

SUBJECT: ANIMALS AND HOUSEHOLD PETS
AMENDED: SEPTEMBER 2014

ARR NUMBER 4.7

PURPOSE: To establish guidelines for co-owners who wish to keep animals, including household pets in their units.

POLICY: Exhibit A, Article VI, Section 5 of the Condominium By-laws provide for the restrictions relating to approval and care for keeping an animal including household pets in the co-owners unit or on the common grounds of the Association.

In addition to these restrictions, The Association is by law required to comply with the City of Northville Code of Ordinances Chapter 10 [Animals],

Section 10-1 [Harboring dogs]

Section 10-2 [Dogs running at large]

Section 10-3 [Barking, yelping, howling, noisy animals]

Section 10-4 [Bitten or vicious animals]

Section 10-6 [Number of dogs and cats in a household]

Section 10-8 [Ferrets]

Section 10-9 [Hogs, pigs and swine]

Section 10-10 [Rabbits and poultry]

Section 10-11 [Horses and other farm animals]

Section 10-12 [Dangerous or exotic animals]

The following policy items are in force.

1. Animals/pets are not to be tied, secured, left unattended or allowed to run at large on the common grounds including backyards.
2. Owners of animals/pets are responsible for the pick-up and sanitary disposal of all animal waste matter left on the common grounds.
3. The number of animals/pets allowed in any unit will be restricted to a reasonable number, as determined by the Board [circumstances involved] and the City of Northville Code of Ordinances Section 10-6.
4. All dogs must be currently licensed by the City of Northville [Code of Ordinances Section 10-46].
5. Written consent of the Board of Directors for keeping an animal will be given to a co-owner only when the animal in question is properly and currently registered on the accompanying form (4.7a).
6. Failure by a co-owner to abide by the defined Bylaw restrictions, this adopted rules and regulations [ARR] can result in the assessment of fines as published under ARR 1.7 including reimbursement to the Association for cleanup or damage to the common grounds as determined by the Board. Additional fines and/or citations may also be issued by the City of Northville if it is found that a failure of compliance of Chapter 10 exists. Reference Section 10-13 [Penalty for violation of chapter].