

Rule 6 Pets (also see Master Dec. Article 6, para 6.8)

6. Pets shall only be permitted in accordance with the applicable provisions of the Master Declaration 6.8 Animals and Pets. Further, with regard to the Galia Condominium Property and/or Association Property:

6.1 Pet Limitations. No animal of any kind shall be raised, bred or kept in any Unit, except that usual domestic pets to include dogs, cats, and birds that may be kept as household pets. No more than two dogs or two cats, or one dog and one cat, may be kept as a household pet in a condominium unit. No animal shall be kept, bred or maintained (i) for any commercial purpose, (ii) in unreasonable numbers, or (iii) if there would be involved any odor, noise or other nuisance which would disturb the use and enjoyment of any portion of the Condominium by other Owners. The following are restrictions, rules, and regulations regarding the kinds and sizes of pets which may be kept as well as other pet issues.

- a. Effective with the implementation of this rule 6.1, the number and size of pets currently housed at the Galia condominium by current resident owners are grandfathered in. New and replacement pets are subject to this rule.
- b. An application to house any pet must be submitted to and approved by the Board of Directors.
- c. Pet owners must carry Pet Insurance to include indemnifying the Galia at Lost Key Marina & Yacht Club Association and its Board of Directors. A copy of the insurance declaration page or other proof of insurance shall be provided to the Board.
- d. No more than two (2) commonly accepted household pets (such as dogs or cats) may be kept within a unit. New owners and current owners replacing a pet, shall be limited to two dogs or two cats or one dog and one cat, each weighing 35 pounds or less when fully grown. The total weight of all the owner's pets must not exceed 55 pounds. If a current owner has more than two pets per unit, the pets exceeding the afore stated limitation, when deceased or otherwise removed, cannot be replaced. Further, if a present owner has a pet typically weighing in excess of 35 pounds (as defined by the American Kennel Association guidelines), it may only be replaced with a pet meeting the weight restriction, when fully grown. Service animals as defined by Americans with Disabilities Act (ADA) (e.g., certified guide dogs for blind persons) are not subject to this weight restriction.
- e. The housing of pets in a unit is subject to termination by the Board of Directors if the pet becomes a nuisance or the pet's owner does not follow the rules regarding pets, as listed below:
 - i. No pets are permitted in any area of the pool, carried, leashed or unleashed.
 - ii. Guests and tenants or not permitted to have pets anywhere on the premises.

- iii. Pets must be kept on a leash or carried and under proper control when they are in any Condominium common or limited common area outside the condominium unit.
- iv. Specific areas are designated as "PET WALKS" and must be used to relieve the pet. The pet owner is responsible for the immediate removal of pet waste in a sanitary manner. Pet's owner/walker shall restrain the pet(s) from relieving itself except in designate pet walk areas. Pet owners/walkers shall immediately clean up any messes resulting from the pet's biological relief "accidents".
- v. No pet may be left in a unit, unattended, for any extended period of time (initially defined as more than 10 consecutive hours per day). If the pet creates a nuisance to other residents, such as pet dog's incessant barking when left unattended, the Board of Directors may, with 48 hours notice, demand the pet owner remove the pet from the complex
- vi. The only relief and exercise areas for pets are designated "PET WALK" areas.
- vii. Except for transiting the pet from the pet owner's unit to the designated pet walking areas(s), pets are not permitted in any other areas of the complex.
- viii. Pet owners/walkers must restrain their pets until they reach the designated "PET WALK" area. The Board may impose a fine of not more than \$100.00 per incident on owners who do not restrain their pets from relieving themselves in any other condominium area.
- ix. No animal or pet may be kept in any condominium unit or on the condominium property which the Board has determined to be dangerous or which has been designated as dangerous by the AKC or any governmental agency.
- x. Pets determine to be of bad temperament (e.g.: snarling, biting, scratching, nipping, growling, lunging at people, etc.) shall be removed from the premises within 24 hours of notification by the Board of Directors.

6.2 The Board of Directors has the authority and discretion to make exceptions in individual cases and to impose conditions concerning the exceptions.

6.3 Owners of certified service animals (defined by the ADA) and "Comfort" animals or "Emotional Support" animals (defined by the Fair Housing Act) are subject to this rule within the limitations of the applicable Act.