

**COUNCIL OF UNIT OWNERS OF  
ENGLISH COUNTRY MANOR CONDOMINIUM**

**POLICY RESOLUTION (RULE)**

**KEEPING AND CONTROLLING OF DOMESTIC ANIMALS**

WHEREAS, the By-Laws of COUNCIL OF UNIT OWNERS OF ENGLISH COUNTRY MANOR CONDOMINIUM ("the Association") provide that the Board of Directors of the Association shall have the power and authority to prescribe rules and regulations for use of the common elements and other "house rules"; and

WHEREAS, Section 11-109 (d) (2) of the Maryland Condominium Act (Md. Real Prop. Code Ann.) provides that the council of unit owner has the power to adopt and amend reasonable rules and regulations; and

WHEREAS, the Board deems it advisable, for the benefit of the community, to establish a specific policy regarding animals within English Country Manor Condominium; and

WHEREAS, the policy as hereinafter set forth is intended to be in furtherance of, and not in derogation of any governmental provisions; and

WHEREAS, to provide for the preservation and enhancement of the property values, amenities, and opportunities contributing to the personal and general health, safety, and welfare of residents, the Board wishes to establish a policy regarding domestic animals in furtherance of the Bylaws;

NOW THEREFORE, BE IT RESOLVED THAT the following domestic animal policies be adopted by the Board:

## I. DEFINITIONS/CATEGORIES

1. **"Ordinary Household Animals"** shall include dogs (**not over 18 inches in height and/or weighing over 25 pounds**), cats, caged domestic birds, hamsters, gerbils and guinea pigs, aquarium fish, small snapping turtles and tortoises, domesticated rabbits, rats and mice, and creatures normally maintained in a terrarium or aquarium. All ordinary household domestic animals are permitted, subject to the Declaration, Bylaws, Rules, Regulations and Resolutions of English Country Manor Condominium.

2. "Unusual Household Animals" shall include, Pit Bull and Rottweiler dogs, dogs weighing more than twenty five (25) pounds and/or over eighteen (18) inches in height, and without limitation, those animals not generally maintained as Animals, including reptiles, anthropoids, felines other than domesticated cats, canines other than domesticated dogs, rodents, mammals, birds, and other creatures other than those listed above, or not maintained in a terrarium or aquarium, specifically including but not limited to pigs of any breed or type.

## II. GENERAL DOMESTIC ANIMAL RULES

1. No bees, serpents, livestock, poultry, ducks, geese or pigeons shall be kept in any Unit, nor shall any animal be kept for commercial breeding purposes, and in no event shall any stable, hutch, barn, coop, or other housing or shelter for animals be placed or maintained upon any Common Element. Notwithstanding anything to the contrary herein contained, small dogs (weighing up to twenty five (25) pounds and/or not over eighteen (18) inches in height), cats, and other household animals may be kept on the Property, provided that the total of such household animals does not exceed three (3) in number, except as herein elsewhere provided. Application may be made to the Board for special exception, which exception may be rescinded at any time, and further provided that said animals are not raised or bred for any commercial purposes and that they do not create a nuisance or disturbance.

2. Except when confined within a Unit, an animal must be carried, or on a leash and attended by a responsible person.

3. Any waste deposited by the owner's animal(s) on any Common Element or upon any Unit shall be immediately removed by the owner or animal's attendant and properly disposed of.

4. No animal may be leashed to any stationary objects on any Common Element or Community Facility and left unattended.

5. No animal shall be permitted to cause or make noises, within or outside of buildings, of sufficient volume or duration as to become a nuisance.

6. Animal owners and Unit Owners are responsible for any property damage, injury, or disturbance that their animal(s) or their guest's animal(s) may cause or inflict.

7. Unit Owners are responsible for the appropriate and sanitary disposal of animals that have passed away.

8. All animal bites and/or attacks are to be reported immediately to the Harford County Animal Control Division and the Association's Managing Agent.

9. All diseased animals should be reported to the Harford County Animal Control Division and to the Association's Managing Agent.

10. No Resident or Guest shall inflict or cause cruelty in connection with any animal.

11. No person shall make food available for any animal except his/her own, unless permission has been obtained from the owner of the animal.

12. All dogs must have a current registration and rabies I.D. tag, which must be attached to the collar or harness worn by the dog.

13. Every female animal, while in heat, shall be kept secured by the owner in such a manner that she will not be in contact with other animals or create a nuisance by attracting other animals.

### **III. ANIMAL NUISANCES**

The following shall be grounds for complaint and finding of a community nuisance:

1. Animals running at large, unleashed or uncarried, or not under the control of their handler.
2. Animals damaging, soiling, defecating on or defiling any private property (other than that of such animal's owner) or the Common Elements, unless repaired or disposed of immediately by the owner.

3. Animals causing unsanitary, dangerous, or offensive conditions.
4. Animals making or causing noises of sufficient volume to interfere with other residents rest or peaceful enjoyment of the Property.
5. Causing or allowing any animal to molest, attack, or otherwise interfere with the freedom of movement of persons on the Common Elements, to chase vehicles, to attack other animals, or to create a disturbance in any other way.
6. Failing to confine any female animal in heat to prevent the attraction of other animals.
7. Using a vehicle as a kennel or a cage.

#### **IV. REGISTRATION OF ANIMALS**

1. Except as provided below herein, every animal owned or regularly kept by a resident must be registered with the Association's Managing Agent. Forms for this purpose (Exhibit A attached) are available from the Managing Agent.
2. Fish, small birds, hamsters and the like need not be registered and may exceed the limit of 3 per Unit as long as these Animals do not create a nuisance.
3. Failure by an animal owner to comply with this registration could result in fines and/or legal action against such animal owner and/or the Unit Owner to force removal of the animal from the Property and/or to force compliance with this provision at the expense of the Unit Owner.

#### **V. PROCEDURES FOR SOLVING ANIMAL PROBLEMS**

1. Any person concerned with an animal related problem should first attempt to arrive at a solution to the problem with the owner of the animal in a courteous and helpful manner.
2. If the personal attempt fails, or the owner does not appear receptive, the aggrieved person should submit a written signed complaint to the Association's Managing Agent. Such complaint should contain an explanation of the problem as thoroughly as possible, identification of the animal(s) and owner(s) involved, including the associated Unit, dates and times of incidents or disturbances, names and addresses of other residents who have observed the problem, if known, and if applicable, a description of prior attempts taken to solve the problem.

3. The Managing Agent upon receipt of a complaint may first attempt an informal solution to the problem. If such solution fails or does not occur, the Managing Agent will refer the matter to the Board which may require that a cease and desist notice be sent to notify the animal owner and the Unit Owner of the nature of such complaint and violation, what is needed to resolve the matter, and including the data outlined above to attempt to arrive at a solution to the problem. The name(s) of the person(s) making the complaint shall be kept confidential, unless said person's testimony is needed at a hearing.

4. Penalties for violation of local ordinances relative to animals may be enforced by local authorities without regard to remedies pursued by the Board or *vice versa*. Members are urged to resolve said violations by discussing the violation with the offending party and by utilizing existing governmental procedures if possible, before contacting the Managing Agent.

#### V. STATEMENT OF COMPLIANCE AND ADOPTION

The foregoing English County Manor Condominium Board Rule was duly adopted in accordance with Section 11-111 of the Maryland Condominium Act all requirements governing documents, and is further **APPROVED BY A MAJORITY OF THE BOARD OF DIRECTORS AFTER HEARING AND COMMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, and is intended to become effective \_\_\_\_\_, 20\_\_\_\_\_ :**

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
President

**"EXHIBIT A"**

**COUNCIL OF UNIT OWNERS OF ENGLISH COUNTRY MANOR CONDOMINIUM**

**ANIMAL REGISTRATION**

Unit Address \_\_\_\_\_

Name of Unit Owner \_\_\_\_\_

Name of Tenant (and/or animal owner) \_\_\_\_\_

\_\_\_\_\_

Address of Owner (if other than Unit) \_\_\_\_\_

The following Animals are owned or kept by me on the Property:

<u>Type/Breed</u>	<u>Weight</u>	<u>Description</u>	<u>Name of Animal</u>
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____

Special exception has been granted by the Board to keep the following additional Animals:

1. \_\_\_\_\_
2. \_\_\_\_\_

\_\_\_\_\_  
ECM Representative Signature & Title

\_\_\_\_\_  
Owner Date

\_\_\_\_\_  
Owner Date

\_\_\_\_\_  
Tenant Date

\_\_\_\_\_  
Tenant Date