

# MONTGOMERY MUTUAL, INC.

## Pet Policy

\* \* \* \* \*

### I. GENERAL PET GUIDELINES

**Types of Pets Allowed** Allowable pets are limited to orderly domestic dogs, cats, caged domesticated birds, and creatures normally maintained in a terrarium or aquarium, but not venomous creatures. Pets other than these are prohibited by the Mutual. The term “pets” includes animals assisting disabled residents.

**Number of Pets** Residents are permitted two (2) pets per unit. Residents must submit a REQUEST FOR ADDITIONAL PET form to receive approval from the Board of Directors to have more than two pets. Any new pets added to the household must be registered, and adhere to all regulations in the Mutual Pet Policy.

**Pet Registration** All pets kept by residents shall be registered with the Montgomery Mutual office. A PET REGISTRATION FORM (for each pet) must be submitted with the Application for Membership by pet owners who wish to move into Montgomery Mutual.

Verification that such pets have a current Montgomery County registration and rabies immunization must be provided to the Office, as well as a photograph of the pet(s).

The purpose of pet registration is to facilitate:

1. Contact of owners in case of injury to a pet.
2. Identification of pets causing problems and/or creating a health emergency.
3. Identification of stray pets.

The resident must notify the Mutual office if the pet dies or is permanently relocated.

Residents who wish to replace or obtain a new pet must complete and submit a new Pet Registration form to the Mutual office.

Pet owners are responsible for any property damage, personal injury or disturbance their pet may cause or inflict.

**Montgomery County Animal Control Laws** – The Mutual considers the Montgomery County Animal Control Laws as part of the pet policy of Montgomery Mutual. All residents must abide by the animal control ordinances of Montgomery County which are attached to this policy. Montgomery Mutual gives its approval to the Director of Animal Control of Montgomery County, Maryland, to enforce the Montgomery County Leash Laws and other related animal control laws within the Mutual.

## **II. REQUIREMENTS AND RESTRICTIONS**

1. All residents and guests with pets must have total control of their pet(s) and are responsible for their actions and behavior at all times.
2. No pet shall be permitted upon the common elements, including hallways, of the Cooperative unless they are carried or leashed. No leash may exceed ten feet in length
3. Pet owners, including members' guests and dog-walkers, must promptly clean up their pet's droppings and dispose of them in a sanitary manner.
4. Pets must have current vaccinations and shots as prescribed by a veterinarian. Residents must keep documentation of the pet's vaccinations in his/her possession and must present it if asked to do so by the Mutual Property Manager.
5. Pets should have personal identification tags on their collars, stating the owner's name and telephone number.
6. No resident shall abandon an unwanted pet on Montgomery Mutual property.
7. In case of a vehicle accident involving a pet, the person involved shall render or seek out all assistance possible and notify the pet's owner as soon as possible. In the event of a pet's death, the owner is responsible for the appropriate and sanitary disposal of the pet.
8. A resident or guest with a pet visiting for more than seven consecutive days must register the pet in the Montgomery Mutual office with the requirements listed under Pet Registration above. All visiting pets and their owners must follow the requirements of this Pet Policy.

## **III. NUISANCES**

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

1. Failing to promptly clean up pet droppings and dispose of them in a sanitary manner.
2. Pets unleashed, unattended, or running loose.

3. Pets damaging or causing unsanitary, dangerous, or offensive conditions in any area of the Mutual, including the pet owner's unit.
4. Pets making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the property.
5. Any pet molesting, attacking, or otherwise interfering with the freedom of movement of any person on the common elements, chasing vehicles, attacking other pets, or creating 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 cage.
8. Leashing a pet to any object on the common elements.

#### **IV. PROCEDURES FOR SOLVING PET PROBLEMS**

Except in instances involving injury to persons, any resident concerned with a pet-related problem should do the following:

1. File a written complaint with the Montgomery Mutual Office. Pet Violation Complaint Forms are available in the Mutual office. The complaint should document the problem as thoroughly as possible. Documentation should include identification of the pet(s) involved, a complete description of the problem or disturbance, including date(s) and time(s), as well as a brief description of informal attempts to solve the problem.
2. The Montgomery Mutual Property Manager will first attempt to obtain a solution to the problem. If a solution is not possible or the problem continues or is recurring, the Property Manager will refer the matter to the Board of Directors for action.
3. Suspected stray pets should be reported to the Montgomery County Animal Control Unit at 240-773-5960 (for possible identification) and the Main Security Gate (301-598-1044) prior to contacting the Montgomery Mutual Office.
4. All bites or attacks by pets, or suspected diseased animals, should be reported to the Main Security Gate, Montgomery County Animal Control Unit, and to the Property Manager.
5. Penalties for violation of applicable local ordinances may be enforced by the locality without regard to any remedies pursued by the Mutual.
6. In the event of emergency only, the parties involved may take any actions deemed prudent to resolve the emergency without regard to the above procedures. A report of the emergency event should be made to the Main Security Gate and the Montgomery Mutual Office.

**V. ENFORCEMENT**

Any owner(s) found to be in violation may be directed by the Board of Directors to permanently remove from the property all pets and/or animals which constitute such violation, upon ten (10) days written notice from the Board of Directors, or to take other such action, as the Board of Directors may deem appropriate.

**VI. INDEMNIFICATION AND LIABILITY**

1. Any resident who keeps or maintains any pet upon any portion of the Mutual property shall be deemed to have indemnified and agreed to hold the Board of Directors, each member, Leisure World of Maryland Corporation, and the Declarant free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet on that property.
2. Pet owners shall assume full responsibility and cost of any property damage, person injury, or disturbance their pet may cause.

**THIS PET POLICY REPLACES and SUPERSEDES:**

- (1) Resolution #131, 3/6/86;
- (2) Section Seven of the General Rules and Regulations (8/1/89);
- (3) The Pet Rules on Page 12 of the Residents Manual (9/1/92);
- (4) The Pet Policy adopted by the Board, Resolution #49 (9/12/2005)