

## Pet Ownership and Responsibilities

[Adopted March 12, 1996, effective April 15, 1996, amended May 20, 2002, July 7, 2021]

- a. **Permission for Dog Ownership (Permission)** – No dog shall be kept or harbored in any Condominium unit unless expressly permitted in writing by the Board of Managers of that Condominium. Written permission shall be obtained before the dog is acquired by a resident and/or brought onto the property of the Pondside Homeowners Association (“the Association”). Permission shall not transcend or survive the sale or lease of the unit, or death of the dog. Any resident who brings a dog to reside at Pondside without gaining prior board approval will receive a fine and the dog may have to be removed from the premises if board approval is not received.
- b. **Revocation of Permission** – This permission is revocable by the Board of Directors or Board of Managers at any time should the dog prove to be, or become, a nuisance or disturbance to other unit owners by reason of noise, unwanted approach or contact with another person, running loose or damaging plantings or property, elimination of biological waste which is not promptly cleaned up by the unit owner, or for any other reason upon complaint of a unit owner which is determined by the Board of Directors or Board of Managers or Board of Managers at their sole discretion be a nuisance or disturbance to other unit owners.
- c. **Not Transferable** – This permission is valid only for the current unit owner and the currently owned dog and expressly does not run with the deed or transcend the sale or lease of the unit, or extend to the acquisition of another dog in the future.
- d. **Inoculations and License Required** – The unit owner must submit to the managing agent a copy of the Town of Greenburgh issued dog license, prior to the granting of this approval by the Board of Directors or Board of Managers unless the dog is less than six months of age at the time of application. If the dog is less than six months old, the copy of the license shall be submitted to the managing agent within 8 months of the dog's date of birth. The unit owner agrees to renew and maintain this license and inoculations and to remain current at all times. The managing agent may request a copy of the current dog license as necessary in the future to ensure that all dogs within the Pondside community are appropriately vaccinated and identified. Owners of cats shall be required to produce a current certificate of vaccination from a veterinarian upon request of the Managing Agent.
- e. **Fines and Security Deposits** – The unit owner acknowledges the right of the Board of Directors or Board of Managers to require a reasonable security deposit for continuation of a permit for the dog at any time in the future. This security deposit may be required for the permits of all dog owners, or may be required only for individual dog owners-based on damage done by dogs to lawns or other property of the Condominium or Home Owners' Association. Fines for violations of the conditions of this permit shall be as specified in the By-Laws of either the Condominium and/or the Pondside Home Owners' Association. The current fine is \$50 for the first offense.
- f. **Future Rules** – The existing rules may be changed at any time in the future by the Board of Managers of the Pondside Condominium, and/or the Board of Directors of the Pondside Home Owners Association. These boards reserve the right to change these conditions or to impose new or additional conditions in the future. The unit owner expressly acknowledges and agrees that future changes will be binding.
- g. **Control** – Dogs must be on a leash no longer than 10 feet and under complete control of the person walking them at all times. Dog owners shall not permit dogs to approach closer than 10 feet to other persons, or to dogs being controlled by other persons, without permission from the other person. Dogs shall not be walked on any grass covered area, unless the dog owner “cleans up” (as defined in subsection “Sanitation” below).

## Pondside Homeowners Association

- h. **Where to Curb Your Dog** – Dog owners are to bring their dogs to the outer perimeter of the roadway oval that circles the property and the outer area up the Pondcrest Lane hill to relieve their dogs. Owners are not allowed to curb their dogs in front of, behind or on the sides of all buildings and mailbox areas or in the grassy medians between cars. The blue line in the below map indicates areas where you may curb your dog.



- i. **Sanitation** – Persons walking dogs anywhere within Pondside are required to clean up after their dog or cat. The term “clean up” includes the removal of all waste from all areas (grass, roadway, sidewalk, mulched, stone covered, etc.) within Pondside.
- a. **Solid Waste:** There are NO areas within the community where solid waste may be left on the ground. The term clean-up expressly includes removal of all solid waste from any ground area within the community including, but not limited to, paved surfaces, stone or gravel surfaced areas, grass, mulched areas, and planted areas. Solid waste is not permitted to be disposed of in the storm drains because these drains empty directly into the two ponds in the center of the community or in the Club West Condominium dumpster area.
  - b. **Liquid Waste:** Please be aware that the urine of most dogs is sufficiently acidic to “burn” grass. Please try to have your dog use the mulched or stone covered areas as much as possible. The dog owner may be held responsible for re-seeding, or the cost of re-seeding, any spots resulting from the dog’s urine.
- j. **Other**
- a. No unit owner shall leave any type of food outside for their pets, stray cats or other animals, i.e., ducks and geese or other birds, as it attracts rodents and other animals.
  - b. Pet rules may differ for residents of Club West Condominium. Please contact Westchester Property Management for this information.