

Knightsbridge Arms Condominium Association

Thank you for your inquiry regarding the condo association rules pertaining to “service animals”.

“Service dogs” and “emotional support animals” are permitted in the units of the Knightsbridge Drive Condominium provided certain documentation is provided to the Association to establish that the animal is in fact a “service dog” or “emotional support animal” as defined by the New Hampshire or Federal Law.

Knightsbridge Arms Condominium Association will also permit “emotional support animals” as allowed by the Federal Fair Housing Act and the Federal Rehabilitation Act.

If you are renting your unit, you must FIRST provide unit owner’s written permission for a service pet.

Please provide Sequel’s Management Office with a letter from your physician indicating that the presence of your service animal is necessary to provide emotional support due to a qualifying disability. If the pet is a dog or a cat, a current photograph should be attached.

Description of Pet:

Type: _____

Breed: _____

Name: _____

Weight: _____

Unit Address: _____

Pet Owner Contact Information:

Pet Owner’s Name: _____

Phone: (Mobile) : _____ Home: _____

Email: _____

Rules & Regs:

- Pets must be confined to the pet owner’s unit and must ***not be allowed to roam free*** or be tethered.
- Pets must not be left unattended on patios or balconies.
- Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier.

- Pets shall be exercised in off the premises of the building, in pet exercise areas specifically designated for their use, etc.
- Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings.
- Cat litter may not be disposed of in toilets.
- No pet waste may be dropped down trash unless securely double-bagged.

No pet shall be allowed to become a nuisance or create any unreasonable disturbance.

Examples of nuisance behavior for the purposes of this paragraph are:

- Pets whose unruly behavior causes personal injury or property damage.
- Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for 1/2 hour or more to the disturbance of any person at any time of day or night.
- Pets in common areas who are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than six feet in length or in a pet carrier.
- Pets who relieve themselves on walls or floors of common areas.
- Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
- Pets who are conspicuously unclean or parasite infested.

Enforcement

Any resident or managing agent personnel observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet caregiver in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed, and presented to the (board of directors, managing agent, resident manager, etc.).

If the board is in agreement with such complaint, the pet caregiver will receive written notice of the violation. If upon third violation(s) the problem is still unresolved, arrangements will be made for a hearing. (At the board's discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof.)

The board of directors may require the permanent removal of any pet, if such pet is determined by the board to be a nuisance or a danger to the housing community and its residents. If so determined, the pet caregiver will have 10 days to remove the pet from the premises.

The board of directors also has the authority to assess and collect fines for violations of the house rules pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.

Resident agrees to the above Service Animal Policy as described and that no other pet may be substituted without written approval.

Unit Owner Signature

Pet Owner Signature

Property Manager
Knightsbridge Arms Condominium Association
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