

Approved Change to Bylaws – Pet Policy

Passed at January 19, 2014 Special Meeting; Effective May 1, 2014

Reason for Proposed Change: Our policy is restrictive and impractical. Research into the pet policies of similar HOA communities revealed that our pet policy is the one of the most restrictive. We are concerned that our policies are not in step with other similar real estate properties and could be limiting our potential pool of buyers. We confirmed with our insurance company that the proposed change will not impact our HOA insurance premiums.

Current policy as stated in Article VII, Section 7.01 (r)

ARTICLE VII - Restriction. Entry and Rules and Regulations

Section 7.01. Restrictions on Use. The following restrictions on the use and enjoyment of the Condominium Units, Common Areas, Limited Areas and the Property shall be applicable to Barrington Place:

(r) No animals of any kind shall be raised, bred or kept in any Condominium Unit or in the Common Areas and Limited Areas except that one dog (under 10 pounds), cat or caged bird may be kept in a Condominium Unit, subject to rules and regulations adopted by the Board of Directors, provided that they are not kept, bred or maintained for any commercial purpose; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon ten (10) days' written notice from the Board of Directors. The Board of Directors may restrict pets from access to any portions of the Common areas and Limited Areas. No dog shall be permitted within the Common Areas and Limited Areas except while on a leash held by a person capable of controlling the dog. Owners shall be responsible for and clean-up any portion of the Common Areas and Limited Areas soiled by their pet. Specific pets which do not fall into the foregoing categories may be permitted only by a Constitutional Majority and subject to any rules and restrictions enforced by the Board of Directors.

Proposed change (changed passages indicated by underline and bold):

(r) No animals of any kind shall be raised, bred or kept in any Condominium Unit or in the Common Areas and Limited Areas except **that a maximum of two pets (dog, cat or other customary household pet) not to exceed a combined weight of 50 lbs** may be kept in a Condominium Unit, subject to rules and regulations adopted by the Board of Directors, provided that they are not kept, bred or maintained for any commercial purpose; and provided further that any such pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the Property upon ten (10) days' written notice from the Board of Directors. The Board of Directors may restrict pets from access to any portions of the Common areas and Limited Areas. No **pet** shall be permitted within the Common Areas and Limited Areas except while on a leash held by a person capable of controlling the **pet**. Owners shall be responsible for and clean-up any portion of the Common Areas and Limited Areas soiled by their pet. Specific pets which do not fall into the foregoing categories may be permitted only by a Constitutional Majority and subject to any rules and restrictions enforced by the Board of Directors.