

**PINNACLE PLACE CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS PERTAINING TO PET OWNERSHIP**

As a duly authorized owner of a PP condominium, and in accordance with the provisions of Article XIII Section 8 of the Pinnacle Place By-Laws, with my signature below, I hereby acknowledge that I have read, understand and agree to adhere to the Bylaw and Regulations as follows: “No animal, including household pets, shall be kept by a co-owner...without the prior written consent of the Board of Directors which **consent shall not be given to guests or tenants** and, if given to a co-owner, shall be revocable at any time by the Board for failure by pet owners to observe provisions of the bylaws or Rules and Regulations of the Association pertaining to pets. Any pets permitted to be kept in the Condominium Project shall have such care and restraint as not to be obnoxious on account of noise, odor, or unsanitary conditions. No savage or dangerous animal shall be kept. No animal may be permitted to run loose upon the common elements and any animal shall at all times be attended by some responsible person while on the common elements. Any person who causes or permits an animal to be brought or kept on the Condominium Project shall indemnify and hold harmless the Association for any loss, damage, or liability which the Association may sustain as a result of the presence of such animal on the Condominium Project.”

The following rules have been approved by the Pinnacle Place Board of Directors and in effect since January 2024. It is a privilege to bring a pet to PP. Respect of fellow-co-owners must be adhered to at all times demonstrated by keeping pet on a leash, ensuring prohibition of incessant dog barking and the immediate picking up and disposing of pet excrement.

- **A maximum of two dogs only may be registered.**
- ALL owners will annually receive this document to ensure that everyone understands the rules and regulations of pet ownership. By checking off the appropriate line, they will officially declare whether or not they seek permission to bring a pet(s) to PP and provide the information requested, where appropriate.
- Allergy concerns of fellow co-owners, and their immediate family, must be respected and be taken into consideration prior to the submission of an application.
- NO GUESTS OR RENTERS are allowed to bring pets.
- Pet owners must take full responsibility for immediate clean-up of any waste created by the pet(s) within the unit or the PP common elements. **Owners with pets staying for more than a two-week time period must make arrangements to have their unit professionally cleaned every two weeks at a minimum. (For example, a consecutive three-week stay would require one cleaning at two weeks and another at check-out.)**
- The Board has authorized housekeeping and/or maintenance to charge the owner a fee to be determined by the cleaning and repair of any damage within the unit caused by a pet. A designated Board member will be notified of the incident and a warning will be issued.
- Subsequent violations shall result in revocation of the owner’s privilege to keep their pet at PP.
- ***In the event of a pet problem, it is preferred that the concerned owner approach their neighbor for a peaceful and immediate resolution. If the issue remains unresolved, please contact a Board member.***

Annual Registration/Acknowledgement of the Pet Policy will occur in January of each year. ALL owners are requested to comply. If owners do not return the annual form, they are automatically denied the right to have ANY pet(s) present in their unit for the year.

I DO NOT have any pets to register for the year _____.

Owner Name:	Unit:	Date:
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I DO have a pet(s) to register for the year _____. Please find below the information requested by the PP Board of Directors for authorization and permission to have my own pet(s) and/or adult children’s pet in our unit when in residence at Pinnacle Place.

Owner Name:	Unit:	Date:	Vaccinations ARE Current:
Type of Pets/Breeds:	Weight:	Pet Name:	
Type of Pets/Breeds:	Weight:	Pet Name:	

PLEASE EMAIL THIS STATEMENT TO: Gayle Mazzocco (pp5gayle@gmail.com), PP Board Member. Unless PP owner should hear otherwise, consider this registration/acknowledgement approved by the PP Board for the year indicated.