

AGREEMENT – LEMUEL BLOOD HOMEOWNERS ASSOCIATION (LBHOA)

25 Union Street, Northampton MA

August 1, 2022

Section 8.4 of the Master Deed states “No dogs, cats, or other pet animals or birds shall be kept in any Unit without the express written approval of the Trustees which approval may be revoked at any time with or without notice.” The following is an outline of expectations related to the approval of pets as agreed by the Trustees of LBHOA:

1. Pet owners agree that any barking or other noises, both indoors and outdoors, shall be kept to a minimum.
2. Owners agree that any pet waste will be removed immediately.
3. Pet owners agree that pets will not be tethered outdoors nor shall any fenced in area or structure be constructed to contain pets. Pets shall always be on a leash and under owner supervision when outdoors.
4. Owners agree that pets will be prohibited from digging anywhere on the Condominium property and prohibited from causing damage to any of the grounds and plantings. In the event any such damage occurs, the cost of repair shall be assessed to pet owner and paid promptly.
5. Owners agree, at owner’s expense, to secure any additional coverage on the owner’s personal liability and homeowner’s insurance that may be required for having a pet on the Condominium property.
6. Owners agree that pets will be licensed with the proper Northampton registry and be properly vaccinated on an on-going basis.
7. Pet owners understand and acknowledge that approval of pets, in keeping with Section 8.4 of the Master Deed, may be withdrawn at any time by two-thirds of the Trustees. Prior to any such action, the Trustees agree that pet owners shall be given written notice, through the property manager, of violations of this agreement. Failure to remedy violations, or repeated violations, may result in Trustees proceeding to enforce Section 8.4 of the LBHOA Condominium By-Laws by withdrawing approval.