

## Old School Commons Homeowners Association Rules & Regulations: Pet Policy and Restrictions as of January 17, 2019

The Pet Policy and Restrictions was developed and approved by the Trustees to focus on the overall protection and safety of the OSC community and the prevention of undo noise, odor, and destruction of property, in compliance with Section 5.13, Item (2) Nuisance clause of the Condominium Trust.

1. In accordance with the Amended Condominium Trust of January 17, 2019, one pet per unit may be permitted and, in the case of a Tenant, pet ownership may be permitted only after one year of residence, in good standing, and only with the Unit Owner's written permission to the Board of Trustees. **Owners and Tenants currently housing more than one pet, or a pet outside of the guidelines as of the date of the amended Trust, shall be grandfathered until such time as the pet's demise, and shall then adhere to the guidelines.** Grandfathering shall be permitted only on properly licensed dogs, as well as all dogs and other pets being registered with Hampshire Property Management Group and whose owners indemnify OSC against any loss or liability. Registration forms with indemnification clause will be forwarded at a later date and will be available, in the future, at [kendrickmanagement.com](http://kendrickmanagement.com).

2. No Unit Owner or Tenant, where permitted, shall house more than one pet, simultaneously, in the Unit. Such pets shall not be noisy or otherwise offensive to occupants of other units. Specifically, the one pet must comply with the following restrictions:

- (a) One house cat – spayed or neutered
- (b) One dog – spayed or neutered
- (c) One bird – small variety
- (d) Fish – multiple within a 55 gallon tank

In terms of weight and size requirements, we defer to the American Kennel Club guidelines for condo/apartment living:

*"Apartment dwellers have many breeds to choose from when selecting a dog. The size of your living space isn't the only consideration because many large dogs have lower activity levels and are more than happy to lounge on the sofa. There are breeds that require high energy and plenty of space, so they may not be best suited for a smaller apartment. Some small dogs with high energy are satisfied with indoor playtime or a brisk walk. Just make sure to consider your neighbors when choosing a dog: You'll want a dog that doesn't bark incessantly and is polite when meeting other people, in the elevator, on the stairs or in the lobby <https://www.akc.org/dog-breeds/best-dogs-forapartments-dwellers/>."*

3. All pets shall be registered with the Property Manager, as well as properly licensed with the City of Northampton, where applicable. Ownership papers, licenses, and vaccination records (as they are updated) must be filed with the Property Manager. Subject to fines.

4. All pets shall be leashed or crated outside of the Unit at all times. Pets are not permitted to freely roam in any common area within or outside the buildings. Subject to fines.

5. Pets shall be curbed in ONLY the perimeter of the parking lots. No pet should be walked on common area lawns. Waste must be promptly removed, bagged, and disposed of in common area dumpsters. Subject to fines.
6. Food and/or water shall not be left outside the Unit's door where it might attract other animals. Subject to fines.
7. The tying of a pet to any common area, by leash or chain, and/or permitting the pet to stay outside unattended are not permitted. Subject to fines.
8. Owner shall be held strictly liable for the entire amount of any wrongful death, or injury to the person or property of others caused by the pet, and Owner shall indemnify the Association and the Board for all costs resulting from same.
9. No exotic pets shall be allowed, including but not limited to snakes, lizards, rodents, or any predatory animal. Subject to fines.
10. Aggressive pets, especially those known to have caused injury either on the property or prior to their arrival, will be removed through the instigation of an animal control complaint upon the review of the Trustees and Property Manager and are subject to an immediate \$500 fine, payable in 30 days.
11. It is the responsibility of Owners and Tenants to ensure that these Policies are followed by their guests. Subject to fines.
12. Pet Owners shall not launder any pet items including, but not limited to, bedding, blankets, or toys in the Community Laundry Room, nor is bathing a pet in the Community sink permissible, to protect Residents with allergies. Subject to fines
13. Upon a reasonable complaint by a Unit Owner, the Property Manager shall write a warning letter to the offending Unit Owner for the first offense.  
Subsequent offenses will be fined as follows:  
\$100 fine for second offense  
\$250 fine for the third offense  
\$500 fine for each additional offense.  
**All fines are due within 30 days. Owners may request an appeal through Executive Session of the Board of Trustees as outlined in the Condominium Trust. Fines that are not in an appeal process and remain unpaid for 30 days are subject to Lien through the Courts.**