



LIBERTY PARK CONDOMINIUM ASSOCIATION

PET POLICY

Adoption Date: 13 Nov. 2006

[Replaces Section II, Pet Control Regulations of Policies and Regulations, pp. 4-5]

II. Pet Control Regulations

- A. The Northfield City Code requires that all dogs shall be licensed and under total restraint when out of the house or car. No dogs or cats shall be permitted to run at large at any time. Pets are to be supervised at all times when outdoors. Violators shall be assessed fees as follows:
 - i. First violation – written warning;
 - ii. Second violation – \$25 fine;
 - iii. Third violation – \$35 fine; and
 - iv. Subsequent violations – additional \$10 per violation.
- B. All fierce, dangerous or vicious dogs must be confined except when muzzled and under control of a competent person.
- C. In Liberty Park Condominiums, the following regulations shall apply:
 - i. No owner or occupant shall keep more than two dogs and/ or two cats on the property at any time.
 - ii. Pet owners must pick up any animal droppings immediately after their pet has littered on the Common Elements. Owners should remove pet waste in timely fashion. At the Board's discretion violators may be assessed fees as follows:
 1. First violation – written warning;
 2. Second violation – cleanup fee + \$25 fine; and
 3. Subsequent violations – additional \$10 per violation + cleanup fee.
- D. Cats shall not be permitted to run loose.
- E. Pets may not be tied, staked or chained on Common Elements, to buildings or in any location where they can pose a hazard to people or will have access to Common Elements. Owners will be responsible for repair of damage caused by such restraint.
- F. Dogs shall not be permitted to urinate on decorative plantings, lampposts, steps or sidewalks.
- G. Labor and replacement costs from pet damage (including damage from pet urination) to lawn and landscaping directly in front of or beside residence shall be assessed to the proper owner. At the Board's discretion violators may be assessed fees as follows:
 - i. First violation – written warning;
 - ii. Second violation – \$50 fine + labor and replacement/ repair costs; and
 - iii. Subsequent violations – additional \$50 fine + labor and replacement/ repair costs.
- H. If an owner is identified as allowing their pets to damage (including damage from pet urination) to other Common Elements shall be assessed fees as follows:
 - i. First violation – written warning;
 - ii. Second violation – \$50 fine + labor and replacement/ repair costs; and
 - iii. Subsequent violations – additional \$50 fine + labor and replacement/ repair costs.
- I. Pets shall not be permitted to create an unreasonable disturbance (noise).
- J. If the patio areas are used as pet exercise areas, any litter or urine must be cleaned up immediately to prevent the creation of a public nuisance (odor).
- K. Owners shall have opportunity to dispute warnings and assessments.
- L. Violations may be reported to board members or their designated representatives.
- M. Violations are recorded for the duration of the calendar year only.

Effective December 5, 2007 the following proposal has been accepted by the Liberty Park Condominium Association Board of Directors as means of engaging homeowners and minimizing damage to Association lawns caused by pets.

This additional language is placed in **Section II, Pet Control Regulations of the Policies and Regulations for Liberty Park Condominium Association.**

Dog owners, with the guidance of the Board of Directors (BOD) or Property Management Team (PMT), are allowed to designate a portion of the landscape rock at their units for usable pet areas. In order to do this, each Homeowner must:

- Fill out a request form, which will be available at www.LibertyParkMN.org or from the BOD or PMT.
- Present request form to the Board.
- Sign a "Pet Agreement" at the time the request is granted.

Realizing this could result in the loss of some of the plantings, this agreement would state that the Homeowner would be responsible to work with the BOD or PMT when the unit is sold, or the Homeowner no longer has a pet, to replace the plantings that were originally removed with plantings of equal kind at the Homeowner's expense.

We are aware this will take work on the pet owner's part to train their dogs to use this area, but feel this is the best solution for each pet owner. In proposing this area be used, we are in no way dismissing the Rules and Regulations that state pet waste must be picked up immediately. It is vital for dog owners to be responsible for all aspects of cleaning up after their dogs. Using the rock area will require the Homeowner to hose down the area periodically and be kept free of pet waste at all times.

This amendment aims to provide a solution that will reduce the lawn damage caused by dogs, thus, saving the Homeowners and Association time and money each year. It is further felt that this solution will resolve the issue that pet owners expressed about not being able to get their dogs to "wait" until they reached a designated area.