

**FORRESTAL VILLAGE COMMUNITY SERVICES ASSOCIATION, INC.
POLICY RESOLUTION NO. 15**

**PET POLICIES
Relating to the keeping of pets**

WHEREAS, Article III, Section 3 (2) of the Declaration empowers the Board of Directors "to establish rules and regulations for the use of property..."; and

WHEREAS, in accordance with the stated intent of the Declaration "...to provide for the preservation and enhancement of the property values, amenities and opportunities in said community contributing to the personal and general health, safety and welfare of residents," the Board wishes to establish a policy regarding pets; and

WHEREAS, Policy Resolution No. 7 is no longer in effect but the regulations established in that Resolution are necessary for the operation of the Association; and

WHEREAS, additional regulations relating to pets approved on Policy Resolution No. 10 are effective and desired; and

WHEREAS, there was a need to revise the requirements regarding the keeping of pets;

NOW THEREFORE, BE IT RESOLVED THAT the following pet policies be adopted by the Board and supersede all others:

I. GENERAL PET GUIDELINES

- a. No livestock, poultry or other animals shall be kept on any lot or for breeding purposes, and in no event shall any stable, hatch, barn, coop, or other housing or shelter for animals be placed or maintained upon any lot except as approved in writing by the Covenants Committee. Notwithstanding anything to the contrary herein contained, dogs, cats, and other household pets may be kept on the property provided that the total of cats and dogs does not exceed four (4) animals. Said pets are not to be raised or bred for any commercial purposes and shall not create a nuisance or disturbance.
- b. No resident shall inflict or cause cruelty in connection with any animal. For purposes of this resolution cruelty includes but is not limited to the use of poison or other substance having the ability to cause illness, injury or death to an animal. It does not include the extermination of rodents or insects as long as such extermination is conducted in a manner designed to protect other animals and persons. Incidents should be reported to Management and to the Plainsboro Township Police Department who will inform Animal Control.
- c. In case of an accident involving injury to an animal any person involved or observing the accident should render or seek out all assistance possible and notify the animal owner as soon as possible.
- d. All animal bites or attacks should be reported immediately to Management and the Plainsboro Township Police Department who will inform Animal Control.

- e. All animals with communicable diseases that are dangerous to humans should be reported to Management and to the Plainsboro Township Police Department who will inform Animal Control.
- f. An entire species is rarely to blame for the usual problems encountered. Hence, residents should attempt to identify the specific animal(s) causing a nuisance (as defined in Section III), injury or having a communicable disease that is dangerous to humans or constituting a danger to the community and report the problem to Management who will keep a record of these incidents.
- g. No person shall make available food for pets other than his (her) own unless permission obtained from the owner. Except for bird feeders on their own decks, no person shall feed wild animals.
- h. Owners are responsible for the appropriate and sanitary disposal of their dead pets. Burial in the Common Areas is not allowed.
- i. Except when in its owner's home an animal must be on a leash and muzzled when required and attended by a responsible person.
- j. No animal may be leashed to any stationary object or left crated outside in the elements.
- k. No animal is permitted in or on any improved common areas such as the pool areas, tennis courts, tot lots, or other recreational facilities.
- l. Pet owners are responsible for any property damage, injury, or chronic disturbances their pet may cause or inflict.
- m. Owners are responsible for the removal of wastes of their animal from any property within the FVCSA Community.
- n. Property Owners who lease their property must obtain from the lessee a written agreement to abide by these rules and submit a copy of such agreement to Management.
- o. No pets are allowed in the Smith House other than Service Animals.

II. DOGS AND CATS

- a. All dogs or cats must have a current township registration and rabies ID tag which will be attached to a collar or harness worn by the dog or cat. If exempted, the owner must have documentation of the reason for exemption.
- b. No person will allow his (her) dog or cat to run at large in the community. Continued violations may result in the notification of the Plainsboro Township Police Department.
- c. Every female dog or cat, while in heat, shall be kept confined in the owner's unit in such a manner that she will not be in contact with another dog or cat, nor create a nuisance by attracting other animals. Male dogs or cats shall be restrained when the females pets are in heat.

III. PUBLIC NUISANCES

It shall be grounds for complaint and finding of a community nuisance for:

- a. Any animal to repeatedly run at large after receiving a warning about such conduct.
- b. Any animal to damage property within the FVCSA community. Owners of the animal are responsible for the restoration of any damage.
- c. Any animal(s) to cause unsanitary, dangerous, or offensive condition by virtue of the number of animals maintained at a single location or due to inadequate facilities.
- d. Any animal owner to cause or allow any animal to molest, attack, injure or otherwise interfere with the movement of persons or other pets on common property; to chase vehicles or to attack other domestic animals. The FVCSA may, but is not obligated to, take action to remove any animal from the premises who attacks another animal or person on two or more occasions.
- e. Any female animal in heat not confined in such a manner to prevent the attraction of male animals.
- f. Any animal that makes a chronic disturbance by repeatedly causing noises sufficient to disturb other residents.

IV. PROCEDURES FOR SOLVING PET PROBLEMS

Any resident concerned with a pet related problem should follow the following procedures:

- a. Document the problem as thoroughly as possible. Documentation should include identification of animal(s) involved, description of the problem or disturbance, and dates and times of disturbances.
- b. A written complaint should be filed with Management who will keep a record of these incidents. The complaint should contain all of the facts listed in Item a (whenever possible). Such information may be used by the Covenants Committee in any investigation of a complaint.
- c. Management will treat all complaints as confidential, unless the complainant wishes otherwise. The first step of Management will be to contact the owner and attempt to resolve the problem. If such a solution is not possible, a report will be made to the Covenants Committee who will determine if a violation of these rules has occurred and what remedy is appropriate. The owner will be notified of their findings and be required to comply with the remedy. Failing compliance may result in a fine and /or referral by the original complainant to the Plainsboro Township Police Department who will inform Animal Control.

- d. Any animal which attacks or injures another pet or person should be immediately reported by a witness(es) to the Plainsboro Township Police Department who will inform Animal Control.
- e. Penalties for violation of applicable local ordinances may be enforced by Plainsboro Township without regard to any remedies pursued by the Association.

Resolution Type: Policy Resolution

Regarding: Policy Resolution No. 15 Pet Policy

ATTEST: _____

DATE: _____