

Westwood Village Condominium

- Unit Owners Association -

WESTWOOD VILLAGE CONDOMINIUM UNIT OWNERS ASSOCIATION

POLICY RESOLUTION 06

(KEEPING AND CLEANING UP AFTER PETS)

WHEREAS, Article XX, Section 1H of the Declaration of the Westwood Village Condominium Unit Owners Association (“Association”) outlines the privileges and responsibilities of residents of the Condominium who choose to keep a pet in their unit, and also outlines the authorities and responsibilities of the Association’s Board of Directors (“Board”) in administering residents’ said privileges and responsibilities; and

WHEREAS, Article XX, Section 1D of the Association’s Declaration prohibits the placing of any item in or on the Common Elements of the Condominium; and

WHEREAS, the County of Fairfax has promulgated an Animal Care and Control Program for use of and compliance by all Fairfax County residents; and

WHEREAS, the Association’s Board of Directors (“Board”) seeks to adopt a uniform policy for the keeping and cleaning up after pets that incorporates the intent and spirit of both the Association’s Governing Documents and the State’s Program;

NOW, THEREFORE, BE IT RESOLVED THAT: the following policies be, and hereby are, adopted by the Board:

1. Keeping Pets: Residents who choose to keep a pet in their unit shall abide by the following procedures:
 - a. Pets will be limited to small (under 25 pounds) and orderly dogs, cats and caged birds; each resident permitted no more than one dog or two cats and two birds;
 - b. No allowable pet shall be kept for breeding or other commercial purposes;
 - c. Pets shall be controlled by their owners so as not to create a nuisance, unreasonable disturbance, or noise to adjacent residents;
 - d. Pets will not be permitted upon any of the Association’s common elements unless 1) accompanied by someone old enough and strong enough to control the pet, 2) the pet is carried or leashed;

- e. All pets shall be registered with the Board, via the Managing Agent (see copy of registration form as attachment 1 to this Resolution), and shall be inoculated according to Fairfax County and Virginia State Law requirements - failure to register one's pet as required herein shall be considered a violation of this Resolution, with potential monetary sanctions imposed upon violators.
2. Cleaning up After Pets: The Association's common elements have been designated to be equally used and enjoyed by all owners and residents. It is imperative that pet owners abide by the following procedures in cleaning up after their pets:
 - a. All defecation shall be immediately removed while exercising the pet – failure to do so will be considered a violation of this Resolution;
 - b. Defecation gathered pursuant to subparagraph (a) above shall be kept by the owner until disposition can be made through trash collection – defecation shall not be accumulated or stored in or on any of the Association's Common Elements, nor on individual balconies and patios. Defecation may be placed in the dog waste receptacles located on the corners of Ashgrove Lane.
 - c. Areas designated to exercise dogs will be the open grass area by the entrance across from the clubhouse, the wooded lot behind the town homes and all asphalt roads. No gardens or grassy areas near parking areas may be utilized.
 3. Incorporation of County Program Document. – A copy of the County's Program pamphlet is attached to this Resolution as Attachment 2, and is hereby incorporated in its entirety as a part of this Resolution. It is the responsibility of each owner and resident to have a copy of this pamphlet for easy reference and compliance thereto. Copies of this pamphlet may be obtained from the Managing Agent.
 4. Enforcement – Rules and Regulations – The Association is obligated to comply with all provisions of the County's Program, and to ensure that each resident of the Condominium, in turn, complies with said Program. The Board shall have the authority and responsibility to interpret the Fairfax County Code and Program, and applicable section of the Association's Governing Documents to appropriately enforce the keeping and cleaning up after pets. Violations of this Resolution shall be addressed by the Board pursuant to procedures set forth in Administrative Policy Resolution No. 3., "Due Process Procedures" as the same may be amended. Signs may be posted at various points on the Condominium property highlighting the requirements imposed by this Resolution.
 5. Association Not Responsible – As outlined in the Association's Declaration, (reference Article XX, Section 1H), any resident who keeps any pet upon any portion of the Condominium property shall be deemed to have indemnified and agreed to hold the Association and each unit owner free and harmless from any loss, claim, or liability of any kind or character whatever arising by reason of keeping such a pet within the Condominium. Nothing in this Resolution shall be construed to hold the Association or Board or the Managing Agent responsible for damage done to residents' real and personal property resulting from residents' required compliance with this program.

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6. EFFECTIVE DATE

The rules and regulations set forth in this resolution are effective as of February 12, 2002. Enforcement of the rules and regulations set forth in this policy resolution shall become effective as of April 19, 2002.

WESTWOOD VILLAGE CONDOMINIUM UNIT
OWNERS ASSOCIATION

By: _____
Howard Wallach, President