

Pet Regulations for Bayard Mansions Condominium Association

Bayard Mansions Condominium Association (BMCA) permits ownership of pets under the following rules and conditions. The goal of this policy is to encourage neighborly and responsible behavior by pet owners. Owners are held responsible for properly managing, training, and supervising their pets. Pets of any size, age and breed can be the subject of complaints. The BMCA Board encourages responsible pet-owning Unit Owners to set good examples as well as share advice in a non-confrontational manner with pet owners who don't exercise responsibility.

The regulations set forth below have been duly adopted by the Board of the Bayard Mansions Condominium Association and are applicable to all Units and Unit Owners from the date of their adoption. The Board reserves the right to amend these regulations from time to time as deemed necessary and appropriate by the Board or as required to bring them into compliance with federal, state, and local statutory requirements.

A. Registration

All Unit Owners desiring to keep pets (as hereafter defined) in their Units must complete a Pet Registration Form. A current photograph of the pet(s) is to be included with the registration. There is no charge for registration. The Unit Owner shall countersign a copy of these pet regulations acknowledging receipt and awareness of their existence and scope.

B. Permissible Pets

The following animals are deemed to be permissible "pets" at Bayard Mansions:

1. Dogs
2. Cats
3. Rabbits
4. Birds
5. Small Caged Animals (limited to guinea pigs, hamsters, gerbils, and ferrets)

C. Restrictions

1. In accordance with City of Pittsburgh ordinances, Unit Owners may own a maximum of 5 pets in any combination. The total number of animals cannot be more than 5.
2. Pets shall not be kept, bred, or used for any commercial purpose.
3. Pets must be confined to the Owner's Unit and must not be allowed to roam free or be tethered outside.
4. Pets must not be left unattended on balconies.
5. Pets in transit outside the Unit are to be carried, restrained by a leash, or placed in an animal carrier.

6. People who walk pets are responsible for immediately cleaning up after their animals.
7. Securely bagged dog droppings must be discarded in the receptacles provided by BMCA inside the doorways by the stairwells at either end of the building or in the dumpster provided for garbage.
8. Cat litter and other pet waste may not be disposed of in toilets but is to be sealed in bags and placed in the dumpster designated for garbage.
9. Unit Owners are responsible for any damage caused to the common elements or landscaping by pets kept on their premises.
10. Any damage caused by cleaning chemicals, or other such materials used to remedy said damage is also the full responsibility of the Unit Owner. Should special cleaning services need to be obtained to rectify any situation caused by a pet, the cost of such services incurred by the Association shall be billable to the Unit Owner.
11. No pet shall be allowed to become a nuisance or create any unreasonable disturbance.

Examples of nuisance behavior for the purposes of this paragraph are:

- a. Pets whose unruly behavior causes personal injury or property damage.
 - b. Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for two hours or more to the disturbance of any person at any time of day or night.
 - c. Pets in common areas who are not carried, restrained by a leash, or placed in an animal carrier.
 - d. Pets who relieve themselves on walls or floors of common areas.
 - e. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
 - f. Pets who are conspicuously unclean or parasite infested.
12. Notwithstanding any other provision herein, Unit Owners may keep documented service animals in their units. Furthermore, nothing herein shall hinder full access to the units and the common areas by individuals with disabilities.
 13. Residents are responsible for the pets of guests who visit their Unit; such pets are subject to the same restrictions as resident pets. No pet(s) of guests can stay in the unit for more than 14 days (consecutive or staggered) in any one year period without prior written permission of the Association.
 14. Unit Owners shall indemnify the association and hold it harmless against loss or liability of any kind arising from their pet(s).
 15. Unit Owners shall ensure that their pets remain in compliance with all licensing and other regulatory restrictions of the City of Pittsburgh, Allegheny County and/or the Commonwealth of Pennsylvania.
 16. Unit Owners shall ensure that their pets are fully vaccinated as appropriate for maintaining the safety of the pet as well as other persons and pets in the building.

D. Enforcement

Any Unit Owner or managing agent personnel observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the violator in an effort to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed, and presented to the Property Manager. If the Board is in agreement with such complaint, the subject Unit Owner will receive written notice of the violation. If upon a second violation the problem is still unresolved, arrangements will be made for a hearing. At the Board's discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof. The Board may require the permanent removal of any pet if such pet is determined by the board to be a nuisance or a danger to the Bayard Mansions community. If so determined, the Unit Owner will have thirty (30) days to remove the pet from the premises. The Board also has the authority to assess and collect fines for violations of these regulations pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.

UNIT OWNER ACKNOWLEDGEMENT

I acknowledge that I have received and reviewed the above Pet Regulation of Bayard Mansions and agree to fully comply with them for any and all pets kept or invited by me upon the premises.

Date: _____

Date: _____