

Le Havre Owners Corp.
Dog Policy Clarification/
Amendment to House Rules

Effective May 22, 2019

The House Rules of Le Havre Owner's Corp. shall be amended to Include the following policy concerning the harboring of dogs at Le Havre. All prior policies concerning the harboring of dogs at Le Havre shall be deemed rescinded and of no further force or effect.

Shareholders entering into contract after January 1, 2015, are not allowed to own a dog and if found to be harboring an illegal dog will incur a fine of \$250. Furthermore, failure to remove the dog will result in a \$250 fine being levied against their account each month, thereafter, until the illegal dog is removed from the apartment.

Residents who purchased their apartment prior to January 1, 2015 and are found to be harboring an unregistered dog will incur a fine of \$250 but they will be given the option of registering their dog at a cost of \$1,000.00 Failure to register their dog will result in a \$250 fine being levied against their account each month, thereafter, until they register the dog or have the dog removed from their apartment.

The same rule applies to the sponsor apartments with the fine being added to the sponsors account. The sponsor will be obligated to pass it on to their tenant.

There are no visiting dogs allowed (except for registered dogs). A \$250 fine will be levied against the account of anyone found to have a dog visiting in their apartment.

An annual dog fee of \$100.00 per apartment will be charged on the April maintenance bill.

BOARD'S RESERVATION OF RIGHTS:

Le Havre Owners Corporation has the right to prohibit any animal from being kept on the premises that is a disturbance or danger to the other occupants of the complex. The keeping of any dog shall be expressly permitted by Le Havre Owners Corporation; such permission shall be revocable by the Board of Directors.

NUMBER OF DOGS:

Residents who were allowed to register two (2) dogs prior to March 2012 can continue to own two (2) dogs for the dog's lifetime or until they are removed from the apartment. However, they will only be allowed one replacement dog (which will be after the last dog passes on) since second dogs are no longer allowed at Le Havre Owners Corp.

No new registrations will be issued for Doberman's, Rottweiler's, Pit Bulls' or Cane Corso's (whether pure breeds or mixed breeds where one or more of the listed breeds predominates).

INSURANCE:

Residents who are permitted by Le Havre management to own a dog(s) will be required to carry liability insurance covering personal injury and property damage, proof of which is required at the time of registration.

RULES AND RESTRICTIONS:

All dogs must be kept on leashes and under the direct control and supervision of their owner at all times while not inside their apartments. It is a violation to leave a dog unattended on the grounds, patios, walkway, or underneath the buildings. Any dog seen running loose or left tied up should be reported to management, and fines will be assessed against the unit owner.

Dogs are not permitted in the areas of the tennis courts, pools or playgrounds.

Dogs must not be walked or allowed to defecate or urinate on the lawns, walkways or common areas of Le Havre. Should the dog accidentally relieve itself in a public area of the building or common properties, it is the pet owner's responsibility to immediately pick up/clean up the excrement left by their pet.

Sublessee's are not allowed to own dogs.

SHAREHOLDER LIABILITY:

Dog owners are responsible for any property damage or injury that their pet may cause or inflict anywhere on the property. The shareholder expressly agrees to hold Le Havre harmless and indemnify Le Havre in the event there is any loss and/or damage resulting from the harboring of a dog at Le Havre.

COST AND FEES:

Shareholders who violate one or more of the dog provisions will be subject to one of the following actions: 1) legal action including forced removal of the pet; 2) termination of their proprietary lease; 3) administrative fees in the schedule listed below; 4) any and all remedies in the proprietary lease, including, but not limited to the imposition of legal fees. All fees, costs and expenses necessary to enforce this resolution will be levied against the shareholder and shall be deemed additional rent pursuant to the shareholder's proprietary lease and subject to all lien and collection powers of Le Havre Owners Corporation. The Board reserves all rights to enforce these rules under the terms and conditions of the proprietary lease and the Board's remedies shall be deemed cumulative.

Administrative Fee Schedule	
1st Violation	\$250
2 nd Violation	\$500
3 or more Violations	\$1,000

(HARBORING AN UNREGISTERED DOG IS A VIOLATION OF THE LE HAVRE OWNERS CORP. DOG POLICY.)