

Le Havre Owners Corporation Dog Policy

(Revised Edition August, 2010)

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 All prior policies concerning the harboring of dogs at LeHavre shall be deemed rescinded and of no further force or effect.

FEES:

A \$1,000 registration fee, per dog, will be imposed on all unregistered and future dogs who take residence at Le Havre.

An annual dog fee of \$100 per apartment, per year will be charged on the April maintenance bill.

PROOF OF NYC LICENSING:

By December 31st of each calendar year, all registered dog owners must provide the following to the Management office: 1) New York City dog license; and 2) Management dog renewal form which are available at the Management office. Failure to do the above may result in the lapse of your dog registration and may subject you to the registration fee and remedies listed herein.

REGISTRATION:

A 3x5 color photograph of each animal registered for the first time shall be submitted with a completed registration form; check for \$1,000; proof of licensure and proof of insurance (as required under this policy).

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:

A maximum of two dogs are allowed per apartment. No new registrations will be issued for Dobermans, Rottweilers and Pit Bulls (whether pure breeds or mixed breeds where one or more of the three listed breeds predominates) are prohibited.

Once a registration fee is paid for a dog, a shareholder is permitted a "replacement" dog (i.e. current registered dog no longer is owned by the shareholder) without incurring an additional registration fee.

INSURANCE:

Residents who are permitted by Le Havre Management to harbor 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 prohibited 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 keep dogs.

SHAREHOLDER LIABILITY:

Dog Owners are responsible for any property damage or injury that their pet may cause or inflict anywhere within Le Havre Owners Corporation. 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.

COSTS & FEES:

Shareholders and their guests 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

1 st Violation	\$100
2 nd Violation	\$250
3 rd or more Violations	\$500