

Georgetown Village Condominium

Pet Registration Form

Occupant Name: _____ Building: _____
Print Name
Unit: _____

IMPORTANT: Article V, Section 14(k) of the Georgetown Village Condominium Bylaws provides that a homeowner may not maintain more than two pets in any unit and that dogs may not exceed twenty (20) pounds each when fully grown.

The Georgetown Village Condominium Rules relating to pets are found at Section VI of the Rules, copy attached. While all the Rules are important and must be complied with, note in particular the requirements to immediately remove pet waste on the common elements(VI.B.1) and to have all dogs and cats on a leash or harness and under the immediate control of the owner at all times when on the common elements (VI.B.2)

I acknowledge that I have read and understand the limitation on the number and size of pets and the rules stated above.

Signature

Date

Pet Identification: Please sign and date **A** or fill out, sign, and date **B**, as appropriate. Please notify the On-Site Management Office immediately of any new pets.

A. I have no pets

Signature

Date

B. I have the following pets:

Pet #1:

Name: _____ Type/Breed: _____ Age: _____

Color: _____

Current Weight (*per veterinary certification*): _____

Actual or Anticipated Full Growth Weight (*per veterinary certification*): _____

Pet #2:

Name: _____ Type/Breed: _____ Age: _____

Color: _____

Current Weight (*per veterinary certification*): _____

Actual or Anticipated Full Growth Weight (*per veterinary certification*): _____

Signature

Date

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Registration Received: \_\_\_\_\_  
Georgetown Village Condominium

Pet ID Photo Received: \_\_\_\_\_  
Georgetown Village Condominium

Rabies Vaccination Certificate Received: \_\_\_\_\_  
Georgetown Village Condominium

Montgomery County Registration Received: \_\_\_\_\_  
Georgetown Village Condominium

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## **PET RULES**

### **VI. Pets**

#### **A. General Pet Rules**

1. Under all circumstances, residents who own pets must abide by Montgomery County animal regulations found in Chapter 5, of the Montgomery County Code. Georgetown Village Condominium gives its approval to the Animal Control Officer of Montgomery County, Maryland, to enforce the Montgomery County Leash Law, and other related animal control laws on Condominium property. Penalties for violation of applicable Montgomery County ordinances may be enforced by the County without regard to any remedies pursued by the Association.

2. All ordinary house pets are permitted, subject to these rules and regulations. Ordinary house pets include such animals as dogs, cats, caged domesticated birds, hamsters, gerbils, guinea pigs, mice, rabbits, aquarium fish, small snapping turtles and tortoises, and creatures normally maintained in a terrarium or aquarium.

3. Unusual house pets are prohibited. Unusual house pets shall include without limitation, those animals not generally maintained as pets, such as large reptiles (lizards and snakes), anthropoids, felines other than cats, canines other than dogs, and rodents, mammals, birds and other creatures other than those listed in Section VI.A.2, above.

4. As provided in Article V, Section 14(k) of the Bylaws, two house pets per unit of up to twenty (20) pounds each at maturity shall be permitted. This restriction shall not apply to service animals. No pet weighing over 20 pounds, whether or not owned by a resident of the unit, may stay in any unit overnight.

5. All cats, dogs, and other animals kept by residents shall be registered with the On-Site Management Office. Registration requires the owner's home and office telephone numbers; identification of the pet by name, type/breed, age, color, current weight, anticipated full growth weight per veterinary certification, and a photograph; proof of Montgomery County registration; and a rabies vaccination certificate or other record of inoculations or vaccinations designated by the County. The registration will facilitate contact of owners in case of injury to the pet, identification of pets causing problems and/or creating a health emergency, and identification of stray animals.

6. All dogs and cats shall have a current Montgomery County registration and rabies tag attached to a collar or harness worn by the dog and/or cat.

7. Pet owners are responsible for any property damage, injury, or disturbances their pet(s) may cause or inflict.

8. Any resident keeping or maintaining any pet upon any portion of the property shall be deemed to have agreed to indemnify and hold harmless the Condominium and each unit owner and resident from any loss, claim or liability of any kind whatever arising by keeping or maintaining such pet within the Condominium.

9. a. Except as provided in b. and c., it is prohibited for any person to have a pit bull on Georgetown Village Condominium property, including in units, at any time. "Pit bull", as used in this rule, is any dog commonly defined as a pit bull, including but not limited to:

- (i) An American Staffordshire Terrier breed
- (ii) A Staffordshire Bull Terrier breed
- (iii) An American Pit Bull Terrier breed
- (iv) A bull terrier breed.

b. An owner of a pit bull living on the property as of the effective date of this rule may petition the Board for a limited waiver to allow the dog to remain on the property for a period of time as determined by the Board, not to exceed 60 days from the effective date of this rule, to arrange for the orderly removal of the dog from the property. As part of the petition, the owner must document that, as of the effective date of this rule:

- (a) the dog was properly registered with the GVC On-Site Management Office in accordance with Section VI.A.5 of these rules;
- (b) the dog was specifically identified in the registration as a pit bull;
- (c) the dog is properly licensed by Montgomery County;
- (d) the dog has a current rabies certificate; and
- (e) the owner of the dog is in compliance with the Bylaw limiting pet weight (Article V, Section 14(k)) and all other applicable pet rules.

c. The Board may deny or condition any such petition as it determines, in its sole discretion and as an exercise of its business judgment, to be necessary. Any waiver granted shall require that the dog be leashed and muzzled at all times while on the property, and to comply with all other applicable pet rules. Any failure to comply with the conditions of a waiver will result in its immediate revocation, and a requirement to remove the dog from the property immediately.

d. The Board may take immediate action to remove a pit pull from the property if the requirements of paragraphs a. through c. are not complied with in all respects.

B. Requirements and Restrictions

1. Pet owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the property, including Condominium common elements; limited common elements; and State/County-maintained curbs and sidewalks. Only fecal matter may be disposed of in toilets; cat litter or similar materials shall not be flushed down toilets but may be disposed of in plastic bags in the trash.

2. Dogs and cats must be leashed or harnessed, and under the direct control and/or supervision of their owner at all times when they are on, or upon, the common elements. Leashes shall not exceed ten (10) feet in length.

3. Except for service animals, pets shall not be permitted in the Community Center, swimming pool complex and pool areas, or tennis or basketball courts.

4. Pets of any kind shall not be left unattended on patios or balconies, even if the resident otherwise is at home.

5. Pets may not be leashed to any stationery objects on the common elements; *e.g.*, residents may not insert stakes or similar objects into the ground or brick building and leash the pet to same.

6. Dog houses and cat litter boxes are not permitted on balconies or patios.

7. Commercial breeding of pets within the Condominium is prohibited.

8. No resident shall engage in any act of cruelty toward any animal. Any act of cruelty witnessed must be reported to the Montgomery County Animal Control in accordance with Montgomery County law.

9. Residents shall not feed pets other than their own unless permission has been obtained, in advance, from the pet's owner.

10. Residents shall not abandon an unwanted pet on the property.

11. In the event of a pet's death, the owner is responsible for the appropriate and sanitary disposal in accordance with Montgomery County laws.

12. Pets shall not be permitted to cause unsanitary, dangerous or offensive conditions, or make noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the Property.

13. Pets shall not be allowed to molest, attack, or otherwise interfere with the freedom of movement of persons on the common elements, to chase vehicles, to attack other pets, or to create a disturbance in any other way.

C. Miscellaneous

1. All animal bites or attacks shall be reported immediately to Montgomery County Animal Control and the On-Site Management Office.

2. Suspected stray animals shall be reported to Montgomery County Animal Control for possible identification prior to contacting the On-Site Management Office.

02/01/20