

**CAMERON STATION COMMUNITY ASSOCIATION, INC.**

**POLICY RESOLUTION NO. 17-02**

**PET POLICY**

Supersedes all prior Pet Policy Resolutions

Effective MAY 8, 2017

**WHEREAS**, Article III, Section 3 of the Amended Bylaws of Cameron Station Community Association (“the Bylaws”) grants the Board of Directors (“Board”) all of the powers necessary for the administration of the affairs of the Association in accordance with applicable law and the Governing Documents, except for those matters which the applicable law or Governing Documents require the Association’s membership to approve; and

**WHEREAS**, Article VII, Section 7.14 of the Declaration of Covenants, Conditions, and Restrictions (“the Declaration”) contains certain restrictions relative to the number and type of pets residents may keep on the Property, but allows the Board to modify those restrictions; and

**WHEREAS**, Article III, Section 3.4(b) of the Bylaws enables the Board to enact and amend rules and regulations deemed necessary; and

**WHEREAS**, for the health, safety, welfare, comfort and convenience of all residents, the Board wishes to establish rules and regulations for the enforcement of the restrictions regarding pets set forth in the Governing Documents;

**NOW THEREFORE, BE IT RESOLVED** that the following Pet Policies be adopted by the Board:

**I. GENERAL PET GUIDELINES**

A. Pet Categories. Pets shall be categorized as follows:

1. “Ordinary House Pets” shall include dogs, cats, caged domesticated birds, hamsters, gerbils and guinea pigs, aquarium fish, small turtles and tortoises, and creatures normally maintained in a terrarium or aquarium.

The Association shall permit residents to keep all Ordinary House Pets, subject to the guidelines in this Resolution and the Declaration of Covenants, Article VII, Section 7.14.

2. “Unusual House Pets” shall include without limitation those animals not generally maintained as pets, such as non-domesticated animals, livestock, poultry, large reptiles, felines other than cats, canines other than dogs, and rodents, mammals, birds and other creatures other than those listed in Subsection 1 above or not maintained in a terrarium or aquarium.

The Association shall not permit residents to keep any Unusual House Pets anywhere on the Property.

- B. Number of Pets. The number of Ordinary House Pets permitted to be kept in any home is limited to the following:
1. In accordance with the current requirements of the City of Alexandria Zoning Ordinance, residents are limited to keeping the following number of pets in their dwelling unit.
    - a. Dogs – No more than three dogs over four months of age;
    - b. Cats - No more than four cats over four months of age.
  2. So long as the resident does not permit a pet to cause a nuisance to any other resident, residents may house a reasonable number of Ordinary House Pets (other than cats and dogs, the number of which is governed by Section I.B.1. hereof) in the dwelling unit which do not regularly or habitually leave the home or unit. All residents are responsible for the care of their house pets in a humane and sanitary manner.

## II. REQUIREMENTS AND RESTRICTIONS

- A. Pet owners must leash and directly control, or carry in a pet carrier, all pets when on Common Area or outside of an enclosed Lot. Pet owners may not use electronic leashes.
- B. Pet owners may not leash a pet to any stationary object on the Common Areas.
- C. Pet owners are required to clean up solid waste from their pets and to dispose of it properly in a waste containers belonging to the pet owner or the Cameron Station pet waste stations. It shall be a violation to dispose of pet waste in an Association trash container and private waste containers not belonging to the pet owner.
- D. Pet owners are responsible for any property damage, injury or disturbance their pet may cause or inflict anywhere on the property.
- E. Commercial breeding of pets is prohibited within the Association.
- F. Pet owners must ensure that their pets have and display, as appropriate, evidence of all required registrations and inoculations.
- G. Pet owners may not leave pets unattended outside the home.

- H. No resident shall inflict or cause cruelty in connection with any pet.
- I. All residents are responsible for violations of this resolution or the Governing Documents by pets in their homes, or under their control, regardless of ownership of the pets.

### **III. NUISANCES**

The following non-exhaustive list shall constitute a nuisance in violation of Article VII, Section 7.14 of the Declaration:

- A. Pets running unsupervised;
- B. Pets damaging, soiling, defecating on or defiling any private property;
- C. Failure to clean up solid waste from their pets and/or not disposing of solid waste properly;
- D. Unsanitary, dangerous or offensive conditions by virtue of the site, number or manner of pets maintained on a Lot or in a home;
- E. Pets making or causing noises of sufficient volume to unreasonably disturb any resident;
- F. Pets which molest, attack or otherwise interfere with the freedom of movement of persons on the Common Areas, or which chase vehicles, attack other pets, or create a threatening disturbance in other ways;
- G. Pets which become a nuisance to other animals by virtue of being in heat;
- H. Pets which are maintained in a vehicle as a kennel or cage.

**IV. PROCEDURES FOR SOLVING PET PROBLEMS**

In general, residents should attempt to resolve pet related conflicts themselves. Additionally, any person can file a complaint with the Alexandria Animal Control Office, 703-838-4444. It is not necessary to furnish your name, but you must provide detailed information so the Animal Control Office can conduct an investigation. Please note though that the Animal Control Office can only take action on violations of City ordinances; they cannot enforce private/Association rules unless the violation is also a violation of a City ordinance. In some cases, Association rules are more restrictive than the City's.

However, if this process fails, residents may submit a complaint in writing, using the Cameron Station Complaint Form, which can be obtain from the Management office, in care of the Association Management office. The complainant should state the nature of the complaint and a description of the pet.

If after any proceeding followed in accordance with Article VIII of the Declaration, the Board (or its Committees) determines that a pet is: (i) a threat to the health, safety or welfare of the community; (ii) causing or creating a nuisance; or (iii) causing an unreasonable disturbance or noise, the Board shall have the authority to impose monetary charges, order the pet owner to permanently remove the pet from the Property, or take any other action authorized by the Bylaws and Declaration ,and controlling law.

*The effective date for this resolution shall be May 8, 2017.*

*This Resolution was adopted by the Board of Directors of Cameron Station Community Association on March 28, 2017 and shall supersede any previously adopted Pet Policy Resolution.*

**CAMERON STATION COMMUNITY ASSOCIATION, INC.**

By: \_\_\_\_\_

Jon Dellaria, President

**RESOLUTIONS ACTION RECORD**

**POLICY RESOLUTION NO. 17-02**

Duly adopted at a meeting of the Board of Directors held March 28, 2017.

Motion by: Michael Johnson

Seconded by: Rodney Gray

	YES	NO	VOTE: ABSTAIN	ABSENT
<u>Jon Dellaria</u> President	<u>X</u>	_____	_____	_____
<u>Michael Johnson</u> Vice President	<u>X</u>	_____	_____	_____
<u>Megan Brock</u> Treasurer	<u>X</u>	_____	_____	_____
<u>Stephanie Bibighaus</u> Secretary	_____	<u>X</u>	_____	_____
<u>Donna Kenley</u> Director	_____	<u>X</u>	_____	_____
<u>Rodney Gray</u> Director	<u>X</u>	_____	_____	_____
<u>Elliott Waters</u> Director	_____	<u>X</u>	_____	_____

ATTEST:

Stephanie Bibighaus  
Secretary

4-25-17  
Date

Resolution Effective May 8, 2017