

CAMERON STATION COMMUNITY ASSOCIATION, INC.

POLICY RESOLUTION NO. 98-01  
PET POLICY

WHEREAS, Article III, Section 3 of 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 ("Governing Documents") 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. Dogs: Residents are allowed to keep up to two “toy”, “small”, or “medium” dogs, or a combination of “toy”, “small” or “medium” dogs as defined in Exhibit A of this document as long as the total number of dogs per home does not exceed two. Otherwise residents shall not house more than one dog at any time. Regardless of the size of the dogs, residents may not keep more than two dogs in any home or Lot at any time, including animals temporarily staying in the home or Lot. A resident must obtain specific approval from the Board of Directors to have more than one of a breed not included on the list of “toy” or “small” dogs (Attachment A).
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 pets in the dwelling unit which do not regularly or habitually leave the home or unit. Examples of such animals include household domestic cats or other types of pets which are confined to a cage, terrarium or aquarium. All residents are responsible for the care of their house pets in a humane and sanitary manner.

C. Pet Registration. Residents must register all dogs and cats with the City of Alexandria, as applicable. The Association reserves the power to consider any resident’s failure to do so as a violation of the Association’s rules.

## II. REQUIREMENTS AND RESTRICTIONS

- A. Except for residents who need seeing-eye dogs or special assistance-trained animals, residents are prohibited from bringing any pets to Cameron Circle Park and all spine and neighborhood parks owned and maintained by Cameron Station Community Association, Inc.
- B. 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. Owners may not use a leash which exceeds six feet in length.
- C. Pet owners may not leash a pet to any stationary object on the Common Areas.

- D. 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. 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.
- E. Pet owners are responsible for any property damage, injury or disturbance their pet may cause or inflict anywhere on the property.
- F. Commercial breeding of pets is prohibited within the Association.
- G. Pet owners must ensure that their pets have and display, as appropriate, evidence of all required registrations and inoculations.
- H. Pet owners must control all female pets in heat, such that they will not be a nuisance to other animals.
- I. Pet owners may not leave pets unattended outside the home.
- J. No resident shall inflict or cause cruelty in connection with any pet.
- K. Residents shall not feed pets, birds, or any other type of creature other than their own, unless permission has been obtained from the owner.
- L. 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 Board (or its Committee) shall consider the following non-exhaustive list as a basis for determining whether a pet owner is in violation of Article VII, Section 7.14 of the Governing Documents:

- A. Pets running unsupervised;
- B. Pets damaging, soiling, defecating on or defiling any private property, including that of the pet owner's, or the Common Areas;
- C. Unsanitary, dangerous or offensive conditions by virtue of the site, number or manner of pets maintained on a Lot or in a home;

- D. Pets making or causing noises of sufficient volume to unreasonably disturb any resident;
- E. 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;
- F. Pets which become a nuisance to other animals by virtue of being in heat;;
- G. 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, 703-838-4775. 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 *Covenant Non-Compliance Report Form* (Attachment B), 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 Governing Documents, the Board (or its Committee) 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 governing documents and controlling law.

This Resolution was adopted as amended by the Board of Directors of Cameron Station Community Association on this 9th day of November, 2000.

CAMERON STATION COMMUNITY  
ASSOCIATION, INC.

By: \_\_\_\_\_  
Jim Duszynski, President

**CAMERON STATION COMMUNITY ASSOCIATION, INC.**  
**ATTACHMENT A TO POLICY RESOLUTION 98-01**  
**CHART OF NUMBER OF DOGS ALLOWED PER HOME, BASED ON BREED**

| <b>Toy Dog<br/>Less than 5 kg<br/>Approved for Two</b> | <b>Small Dog<br/>5 - 10 kg<br/>Approved for Two</b> | <b>Medium Dog<br/>10 - 25 kg<br/>Approved for Two</b> | <b>Large Dog<br/>Greater than 25 kg<br/>Approved for One</b> |
|--|---|---|--|
| Affenpinscher  | Australian Terrier                                  | Australian Cattle Dog                                 | Afghan Hound   |
| Australian Silky Terrier                               | Border Terrier                                      | Australian Kelpie                                     | Airedale Terrier   |
| Chihuahua  | Boston Terrier                                      | Basenji   | Bloodhound   |
| Chinese Crested Dog                                    | Bull Terrier (Miniature)                            | Basset Hound  | Borzoi   |
| Dachshund (Miniature)                                  | Cairn Terrier                                       | Beagle  | Boxer  |
| English Toy Terrier                                    | Cavalier King Charles                               | Bedlington  | British Bulldog  |
| Griffon Bruxellois                                     | Spaniel   | Bull Terrier  | Bull Mastiff   |
| Italian Grayhound                                      | Dachshund (Standard)                                | Elkhound  | Chow Chow  |
| Japanese Chin  | Dandie Dinmont Terrier                              | Finnish Spitz   | Collie   |
| Maltese  | Fox Terrier   | French Bulldog  | Dalmation  |
| Miniature Pinscher                                     | King Charles Terrier                                | Hungarian Puli  | Deerhound  |
| Papillon   | Lakeland Terrier                                    | Irish Terrier   | Doberman   |
| Pekingese  | Manchester Terrier                                  | Keeshound   | Foxhound   |
| Poodle (Toy)   | Norfolk Terrier                                     | Kerry Blue Terrier                                    | German Shorthaired   |
| Pomeranian   | Norwich Terrier                                     | Poodle (Standard)                                     | Pointer  |
| Yorkshire Terrier                                      | Poodle (Miniature)                                  | Schnauzer   | German Shepherd  |
|  | Pug   | Scottish Terrier                                      | Giant Schnauzer  |
|  | Schipperke  | Sealyham Terrier                                      | Great Dane   |
|  | Schnauzer (Miniature)                               | Shetland Sheepdog                                     | Greyhound  |
|  | Shih Tzu  | Skye Terrier  | Hungarian Vizsla   |
|  | Lhasa Apso  | Spaniel (Cocker)                                      | Irish Wolfhound  |
|  | Tibetan Spaniel                                     | Spaniel (Cocker,                                      | Mastiff  |
|  | West Highland White                                 | American)   | Newfoundland   |
|  | Terrier   | Spaniel (Field)                                       | Old English Sheepdog   |
|  |   | Spaniel (Sprinter, English)                           | Pharaoh Hound  |
|  |   | Spaniel (Springer, Welsh)                             | Pointer  |
|  |   | Spaniel (Sussex)                                      | Pyrenean Mountain Dog  |
|  |   | Staffordshire Bull Terrier                            | Retriever (Golden,   |
|  |   | Tibetan Terrier                                       | Labrador)  |
|  |   | Welsh Corgi   | Rhodesian Ridgeback  |
|  |   | Welsh Terrier   | Rottweiler   |
|  |   | Whippet   | St. Bernard  |
|  |   |   | Saluki   |
|  |   |   | Samoyed  |
|  |   |   | Setter (English, Irish,                                      |
|  |   |   | Gordon)  |
|  |   |   | Smooth Collie  |
|  |   |   | Spaniel (Clumber, Irish,                                     |
|  |   |   | Water)   |
|  |   |   | Weimaraner   |

**SOURCE:** *EVERY DOG: THE COMPLETE BOOK OF DOG CARE & HEALTH*, Dr. Rowan Blogg & Dr. Eric Allen, William Morrow & Co., Inc., 1983.

|                 |   |                  |                                     |
|-----------------|---|------------------|-------------------------------------|
| Less than 5 kg  | = | Less than 11 lbs | Toy Dogs - two approved per home    |
| 5 - 10 kg       | = | 11 - 22 lbs      | Small Dogs - two approved per home  |
| 10 - 25 kg      | = | 22-55 lbs        | Medium Dogs - two approved per home |
| More Than 25 kg | = | More than 55 lbs | Large Dogs - one approved per home  |

Note: adult weight of dog

FOR ASSOCIATION RECORDS

I hereby certify that a copy of the foregoing Policy Resolution was mailed or hand-delivered to the members of Cameron Station Community Association on this 7th day of December, 2000.

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Greg Brooksher, Community Manager

**RESOLUTION ACTION RECORD**

Duly adopted at a meeting of the Board of Directors held November 9, 2000.

Motion by: Victoria Hebert

Second by: Ron Wagner

|   | VOTE: |    |         |        |
|---|-------|----|---------|--------|
|   | Yes   | No | Abstain | Absent |
| _____<br>Jim Duszynski, President           | —√—   | —  | —       | —      |
| _____<br>Vice President                     | —√—   | —  | —       | —      |
| _____<br>David Solomon, Secretary/Treasurer | —√—   | —  | —       | —      |
| _____<br>Trip MacPherson, Director          | —√—   | —  | —       | —      |
| _____<br>Ron Wagner, Director               | —√—   | —  | —       | —      |

ATTEST:

\_\_\_\_\_  
David Solomon, Secretary

\_\_\_\_\_  
Date

Resolution effective: November 9, 2000