CAMERON STATION COMMUNITY ASSOCIATION, INC.

POLICY RESOLUTION NO. 2011 - 02

PET POLICY

Supersedes all prior Pet Policy Resolutions

Effective August 1, 2011

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.

C. Pet Registration. Residents must register all dogs and cats as required by applicable law. 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 into or to the Cameron Club, Cameron Circle Park, all spine and neighborhood parks (“Pocket Park”) owned and maintained by Cameron Station Community Association, Inc., and any other Common Area location designated by the Board of Directors as a “no pet” zone as noted by posted signage.

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. Pet owners may not use electronic leashes.

C. Pet owners may not leash a pet to any stationary object on the Common Areas.

D. So long as it does not create a nuisance to other residents, owners may allow pets to deposit liquid and/or solid waste on any Common Area property other than where pets are forbidden, including the Cameron Club, Cameron Circle Park, all spine and pocket parks, and any other Common Area location designated by the Board of Directors as a “no pet” zone as noted by posted signage, but must clean up and remove all such solid waste. 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.

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 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, or the Cameron Circle Park, all spine and Pocket Parks, and any other Common Area location designated by the Board of Directors as a “no pet” zone as noted by posted signage;

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 August 1, 2011.

This Resolution was adopted by the Board of Directors of Cameron Station Community Association on July 26, 2011 and shall supersede any previously adopted Pet Policy Resolution.

CAMERON STATION COMMUNITY ASSOCIATION, INC.

By: ____________________________

Melinda Lyle, President
RESOLUTION ACTION RECORD

POLICY RESOLUTION NO. 2011 – 02

Duly adopted at a meeting of the Board of Directors held Tuesday, July 26, 2011.

Motion by: Nicholas Giannotti
Seconded by: Don Buch

VOTE:

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Melinda Lyle, President
Tom McClimon, Vice President
Michael Kidwell, Secretary
Don Buch, Treasurer
Alvin Boone, Director
Nicholas Giannotti, Director
Philip Ludvigson, Director

ATTEST:

Michael Kidwell
Secretary
Date

Resolution effective: August 1, 2011