

**BAY SQUARE CONDOMINIUM
ASSISTANCE ANIMAL RULES AND REGULATIONS**

- a. Animals must be carried or on a leash while in the common areas.
- b. When walking an animal, the owner or walker must respect the boundaries and keep clear of "exclusive use" areas. Exclusive use areas are steps, driveways, decks, balconies and patio or cement slabs at front and rear of units. Indoor common areas and patio, walkway, and grassy areas cannot be used for animal urination or defecation.
- c. No animals are allowed in the Bay Square private pool or spa, or in the sauna or close enough to any of the exercise equipment in the Bay Square private gym where they may be at risk of injury.
- d. No animal shall be tethered to any building, unit or other common area element including patio, deck or railing.
- e. If the animal defecates, urinates, vomits, or bleeds in any common areas the resident is responsible for immediate thorough clean up and proper disposal of the same.
- f. The resident must accompany and actively supervise the animal at all times that the animal is outside his/her Unit. In the event that the resident is unable to be present with the animal outside of his/her Unit, he/she must ensure that any person assisting must follow the restrictions in regards to the common areas as provided herein.
- g. Animals must be fed and watered inside the Unit. Food and water may not be left in the common areas at any time.
- h. The animal must wear a tag bearing the resident's name, address and telephone number at all times.
- i. In accordance with city/town ordinances, the animal must be licensed at all time and must be current with all shots and vaccinations.
- j. No Nuisance Allowed. Animals must not be allowed to create any unreasonable disturbances on the Condominium premises or in the Unit, including but not limited to, loud or excessive and unreasonable barking or aggressive and unwelcome behaviors. If an animal has been determined to constitute a "nuisance" by the Board in its sole discretion, the Trustees may require the animal be permanently removed from the Condominium upon five (5) days' written notice from the Trustees of the Board's decision.
- k. The Unit Owner shall be liable for all damages resulting from any injury to any persons or the property of the Condominium or others caused by the animal.
- l. The failure of the Unit Owner to comply with the terms and conditions herein shall be deemed a violation of the Condominium Documents, and may result in fines to the unit owner and/or the permanent removal of the animal from the Premises.

Additional Assistance Animal Rules to Accommodate Various Disabilities of Bay Square Residents:

- Dogs are prohibited from being in the northeast side corridor in which Unit 219 is located unless in a pet carrier.
- When taking the elevator with the dog, residents must use the west elevator (furthest from 219).
- Dogs are prohibited from the laundry rooms, gym and pool area. With respect to the main lobby, only dogs that are kept in the residential units on the first floor are permitted in the main lobby, and such dogs may only traverse the main lobby for the limited purpose of accessing the west elevator.
- If one of the elevators is shut down or otherwise out of service, if reasonably practical residents must use the stairs with the dog, and the west stairs should be used unless safety issues prevent use of the west staircase.
- When entering/exiting with the dog, residents must enter/exit through the upper garage level rather than the main lobby.