

**RULES AND REGULATIONS**  
**SILVER LAKE VILLAGE CONDOMINIUM**

April 10, 2006

**A. ANIMALS**

1. Small, domesticated common house pets such as dogs, cats, fish or birds (“permitted pets”) may be kept by an Owner or Occupant in his/her Unit, subject to these Rules and Regulations. No other animals may be kept anywhere on the Property. Birds, fish and other small household pets (other than dogs and cats) shall be kept at all times in appropriate cages or tanks in the Unit.
2. Owners or Occupants of first floor Units may keep a maximum of two dogs, 50 pounds or less in weight, or two cats, or one of each. Owners or Occupants of second, third or fourth floor Units may keep maximum of two dogs, 25 pounds or less in weight, or two cats, or one of each.
3. Any pet must be housed and maintained exclusively within the Owner’s Unit, except when under the direct control of the Owner or other handler. No pets are allowed in any interior common areas, provided Owners or Occupants of second, third or fourth floor Units may hand-carry their pets through the corridors. Outdoor pet houses, shelters or enclosures of any type are prohibited, except as approved by the Board pursuant to Article IV of the Declaration. No pet may be left unattended outdoors.
4. Owners are responsible to pay for any damage to the Property caused by their pet, and are obligated to hold harmless and indemnify the Association, and its officers and directors, against any loss, claims or liability arising out of any act of the pet.
5. Permitted pets shall not be allowed to relieve themselves on the Property, except within the Owner’s Unit or in areas designated by the Board. Solid waste left on the Property shall be disposed of promptly by the pet’s owner or other handler.
6. Permitted pets may be walked on the Property in accordance with local leash laws.
7. Any repeated or prolonged disturbance by a pet, such as noise, odor, waste or threatening or nuisance activity, will be cause for imposition of a fine on the pet’s Owner and/or the removal of the offending pet from the Property. Decisions concerning the removal of a pet shall, upon written request of the pet’s owner, be made by the vote of the Owners at a meeting of the Association; provided, that the pet Owner shall pay the cost of calling and holding the meeting.

8. The Board has full and final authority in determining which pets will be allowed pursuant to this regulation.
9. Breeds of dogs known to be aggressive or vicious, including without limitation Akitas, Dobermans, Rottweilers and dogs commonly known as Pit Bulls, and specific dogs known or trained to be aggressive or vicious are specifically prohibited. The Board may require an Owner to remove any dog that is or becomes aggressive or vicious.
10. The Board shall have the authority to reduce the number of permitted dogs to zero (0) at any time, in the Board's discretion, provided dogs permitted in Units before the Board reduces the number may remain, but may not be replaced.
11. Owners shall register dogs and cats with the Secretary of the Association.
12. Notwithstanding the foregoing, no rules shall be imposed which restrict the keeping of a qualified "service animal" for a disabled or handicapped person in violation of any applicable state or federal statutes, regulations or rules.