

MULBERRY SQUARE CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS REGULATING MAINTENANCE OF PETS

1. No animals other than normal household pets may be maintained or kept by a co-owner who is also a current resident at Mulberry Square.
 - A. "Normal household pet" means a dog, a cat, a caged bird or fish in a container of 20 gallons or less. Any other animal is presumed not allowed unless a co-owner requests with good cause and receives written authorization in advance by the Board of Directors.
 - B. A co-owner intending to keep a pet must submit a "Mulberry Pet Registration Form" which requires the written approval of all other co-owners in the common entryway and adjacent Units sharing a common wall (except fish) and pre-payment of any associated fees to maintain a pet. (This is to accommodate the health and safety considerations due to shared ventilation and potential negative impact.)
 - C. No savage or dangerous animal shall be kept.
 - D. Except fish, not more than one normal household pet may be kept in a Unit without written authorization in advance by the Board of Directors.
2. Any Co-owner who causes any animal to be brought or kept upon the premises shall indemnify and hold harmless the Association for any loss, damage or liability which the Association may sustain as a result of the presence of such animal on the premises, whether or not the Association has given its permission or received a registration form or impact fees. Except those pets properly registered prior to the adoption of this policy, no resident who leases a unit from a co-owner is allowed to keep a pet.
3. No animal may be kept or bred for any commercial purpose and all animals shall have such care and restraint as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions.
4. No animal may be kept unless a co-owner complies with all applicable state, county and municipal regulations and is licensed with local agencies as required.
5. No animal may be permitted to run loose at any time upon the Common Elements or on other owner's Unit areas, and any animal shall at all times be leashed and attended by some responsible person while on the Common Elements.
6. A co-owner keeping a pet shall be responsible for collection and proper disposal of all fecal matter deposited and shall have the necessary supplies to properly clean up after the pet. Because of the potential harm to landscaping, the courtyard may NOT be used for animal defecation or "dog walking" except in "pet walk" areas designated by the Board. Pets should do their business outside the wall along Mulberry Road. Any damage to the Common Elements (impact on grass, landscaping carpeting, etc.) will be repaired and charged back to the co-owner. Cat litter and pet waste must be disposed of in bulk dumpster and may NOT be disposed of with household waste in building trash room (because of odor & weight).
7. To comply with the by-laws which provide for the "quiet, peaceable enjoyment" of each co-owner's property, no pet which barks or emits noise and can be heard by other co-owners on any frequent or continuing basis shall be kept in any Unit or on the Common Elements even if permission was previously granted to maintain the pet on the premises.

8. The Association will require that all pets be registered with the Association. A Pet Registration Form must be on file with the management company. The Association may charge any co-owners maintaining animals a reasonable additional assessment or impact fee to be collected in the manner provided in the Bylaws in the event the Association determines such assessment or impact fee necessary to defray the maintenance costs to the Association of accommodating animals within the Condominium.
9. The Association may, without liability to the owner thereof, remove or cause to be removed any animal from the Condominium which it determines to be in violation of the restrictions imposed under the Bylaws or these rules.
10. For any resident with a pet at Mulberry Square, the co-owner's account will be charged the impact fee in effect and will have ten (10) days to provide the Pet Registration Form, if eligible to keep a pet. No animal is considered "visiting" and no resident may "pet sit" unless they first notify the Board and/or Management Company and receive written authorization in advance.

Approved and Adopted by Board on: June 18, 2015 (Effective August 1, 2015)

**MULBERRY SQUARE CONDOMINIUM ASSOCIATION
PET REGISTRATION FORM**

Prior to keeping an animal, complete and return to: Mulberry Square Condominium Association, c/o AMI
47200 Van Dyke Avenue, Shelby Township, MI 48317 FAX (586) 739-6006

CO-OWNER(S) NAME* _____

ADDRESS _____

UNIT NUMBER _____ PHONE NUMBER _____

E-MAIL ADDRESS _____

**Owners must be resident at Mulberry; renters may NOT have pets.*

DESCRIPTION OF ANIMAL (INCLUDING BREED, COLOR, Etc.) _____

WEIGHT _____ WEIGHT (full grown) _____ CURRENT AGE _____

BLOOMFIELD TWP. LICENSE NUMBER _____ FEMALE MALE

NAME OF PET _____ (**Include photo, if available.)

HOME OWNER'S INSURANCE CARRIER CONTACT INFO & POLICY NUMBER:

NAME/ADDRESS/PHONE # OF VETERINARIAN WHO MAINTAINS IMMUNIZATION
RECORDS (if applicable) _____

****Mandatory authorization signatures of ALL other co-owners in your common entryway to
maintain/keep pet in your Unit (except for fish) to accommodate health and safety considerations.**

Date	Address/Unit	Adjacent Co-owner Signature
_____	_____	_____
_____	_____	_____
_____	_____	_____

A check made payable to "Mulberry Square Condominium Association" must accompany this completed form and returned to the address indicated above. Average weight of full grown dog according to AKC will be used to calculate fee if dog is less than 2 years old.

Application & Fish \$No Charge Bird \$25 Cat \$25

Impact Fee:

(Non-refundable) Small dog (under 20 lbs.) \$200 Large dog (over 20 lbs.) \$500

By signing and submitting this form, co-owner agrees to fully abide by the Association Bylaws, Policies and Rules & Regulations and that failure to do so may result in removal of pet. Co-owner agrees to indemnify and hold Association harmless for any cause of action whatsoever associated with pet, including prompt reimbursement for any damages to the Association attributable to pet.

Date _____ Co-owner Signature _____ Co-Owner Signature _____
(Effective August 1, 2015) Office Use: Date Received for Unit File: _____