

SEVEN SPRINGS MOUNTAIN VILLAS ASSOCIATION

PET POLICY, as of October 2015

Homeowners are responsible for their pets. Due to the difficulty involved with the enforcement of rules and regulations pertaining to pets, the Council of the Seven Springs Mountain Villas Association respectfully suggests that the best direction to take when one personally witnesses a neighboring pet owner who is not cleaning up after his/her dog is to simply and politely ask the pet owner to please pick up after their dog. It is the goal of all to maintain the standard that Unit Owners and guests have come to expect of the community without the unsightliness or the unpleasant experience of walking through dog waste. Please respect others by strictly adhering to the Rules and Regulations set forth herein.

- No dogs or cats shall be allowed to defecate on any property other than that of the owner of a private Unit dwelling. If your pet does defecate on any private Unit dwelling property or common grounds, the owner or attendant must immediately pick up the waste and dispose of it properly.
- Residents must take all care required to ensure that their pets do not disturb other residents by creating a nuisance or excessive noise or by threatening or assaulting other residents or their pets.

Pets must be kept under control by the pet owner at all times. Pet owners are responsible for the actions of its pet and hereby indemnify and hold the Association harmless for any claim related to his or her pet.

- Pets or animals must be on a leash or in the arms at all times when outside. Pets may not be left unattended, tied outside a unit, on patios, decks or yards or any other part of the limited common areas or common areas.
- Residents keeping a pet are individually responsible for any damage which their pet may do to common areas and facilities or to the property of another owner. Damage done by a pet to the property of another owner is a matter strictly between the pet owner and the person whose property is damaged.
- All residents must comply with the Commonwealth of Pennsylvania and Somerset County pet laws. All animal complaints shall be in writing and a letter submitted to the Association Manager.
- In the event of property damage or personal attack to a resident, tenant, guest, or anyone on the premises, you must file a Pennsylvania State Police report and provide all necessary documentation to the Association Manager.
- All pets on the premises must be properly licensed and vaccinated.

ENFORCEMENT:

The Council of the Seven Springs Mountain Villas Association has voted to implement this Pet Policy and begin enforcement effectively immediately. Homeowners must understand that there is a duty to report, with documentation to the Property Manager, any violation of the above mentioned violations. A photograph of the dog in violation and the pet owner entering their unit with the pet will be necessary to enforce any Notice of Violation issued by the Property Manager on behalf of the Council.

Upon receipt of notification of the violation, the homeowner will be notified in writing by the Property Manager and will receive a warning that they must comply with the Pet Policy. If a second violation is documented, the homeowner will then receive a fine of \$100.00. All fines represent a lien on the Unit and the personal obligation of the Unit Owner. Unit Owners are responsible for the actions of their family members, guests, tenants, and invitees and will be responsible for any fine levied as a result of their failure to comply with the pet policies defined herein. All fines will be collected in the manner set forth in the Declaration and/or By-Laws of the Seven Springs Mountain Villas Association.

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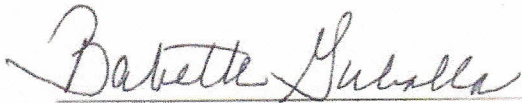
Mountain Villas Association Council Members:

Paul C.
Rizzo, Ph.D.,
P.E.

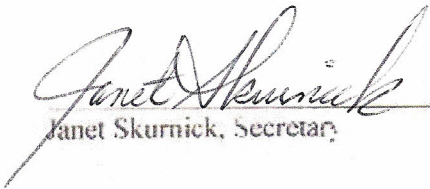
Paul C. Rizzo, President



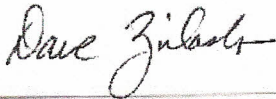
Dennis N. Tafi, Vice-President



Babette Guballa, Treasurer



Janet Skurnick, Secretary



David Zielasko, Council