**GLEC Pet Policy for Homeowners (and Renters)**

HOMEOWNER NAME(S): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

ADDRESS: 18 Goose Lake Circle, North Liberty, IA 52317

RENTER NAME(S): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Having a pet is allowed at Goose Lake Estates; however, with pet ownership comes responsibility. Rules have been established in the Covenants/Bylaws/Amendments regarding pets in the Homeowners Association to help protect the Condo resale value of all homeowners.

*No animals or reptiles of any kind shall be raised, bred, or kept in any unit or in the common elements, except that a unit owner shall be permitted to keep no more than one dog weighing no more than 60 lbs. and no more than one cat, or one of each, on the premises, provided that said animals are not kept, bred or maintained for any commercial purpose; and provided further that any such pet which in the opinion of the Board of Directors of the Association is causing or creating a nuisance shall be permanently removed from the property upon three (3) days written notice from the Board of Directors of the Association. Any person within the Regime keeping a pet shall IMMEDIATELY clean and remove any messes created or caused by said pet. Further; no unleashed pets whatsoever shall be allowed upon the limited or general common elements.*

* All pets must be kept inside- no outdoor kennels, cages or fences are allowed in the Association’s Common Areas.
* All pets must not create a noise level that disturbs the surrounding neighbors.
* Any damage to the exterior of the building or grounds due to a pet is the homeowner’s responsibility.

**SPECIAL NOTE ON OUTSIDE PET CLEAN UP**

It is the duty of each homeowner to **immediately** pick up after their pet. The yard is a common area for all homeowners to enjoy. Homeowners should be able to walk freely in the common areas without having to worry about where your pet used the bathroom. The common area is mowed, fertilized and maintained by an outside company. If this company refuses to provide their service due to common areas not cleaned up, the mowing company may charge $50.00 per Unit per occurrence to the Association, and it will be charged to the homeowner. If homeowners complain about neighbors’ pet clean up, the Board of Directors has the authority to impose this charge as well. Not paying this billing in the time allotted, a lien can be placed on the property and the homeowner will be responsible for the cost of placing a lien in addition to the original bill plus interest. All owners should be able to enjoy the common area open space. **Nobody wants to pick up after someone else’s pet and this rule will be strictly enforced!**

**Agreed and accepted**

Homeowner(s) signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Renter(s) signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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