

CENTURY PLAZA HOTEL RESIDENCES OWNERS ASSOCIATION

ANIMALS

RULES & REGULATIONS

- (a) All Stakeholders must comply with City and County laws and regulations with regard to the control and health of pets. No Stakeholder may keep a dog that is a fighting breed or a “vicious dog” of any breed. For purposes of this Section, a “vicious dog” is any dog that, without provocation, has killed or caused injury to any person or has bitten or caused physical harm to or killed another domestic animal. All dogs and cats shall have a current license and identification tag. Loose, unattended dogs, cats or other animals without a license or identification tag may be reported to the local Animal Control for pickup. No livestock or poultry shall be kept, maintained or bred in any Lot or Unit or elsewhere within the Project.
- (b) Animals must be kept in a container or on a leash held by a person capable of controlling the animal in any Property at all times. Animals must be under the owner’s control when outside living enclosures.
- (c) Waste deposits made by animals on any Association Property, including landscaped areas, must be promptly cleaned up by the Owner or pet attendant. Fecal waste must be put in a tightly sealed plastic bag before being disposed of in trash receptacles. Urine waste must be rinsed away. Any damage caused by an animal shall be repaired or replaced at the pet owner’s expense. Such damages may be the subject of a Remedial Assessment of the Declaration. Animals shall not be allowed to defecate or urinate on the Exclusive Use Areas. CENTURY PLAZA HOTEL RESIDENCES ASSOCIATION PROJECT RULES AND REGULATIONS CENTURY PLAZA HOTEL RESIDENCES ASSOCIATION POLICIES & PROCEDURES 15
- (d) No animal shall be bathed at any time within the Property, other than in a residential Unit.
- (e) Animals must not be left unattended in the Exclusive Use Areas. Animals must be kept within the Unit when the Owner is away or cannot attend to them. Barking dogs in Exclusive Use Areas or inside a Unit, or any other excessively noisy animal that disturbs the quiet enjoyment of any other Resident, will not be tolerated.
- (f) Each Owner shall be absolutely liable to other Owners and their guests for any damage to persons or property caused by any animal brought upon or kept within the Project by such Owner or by Members of his/her family or his/her guests.
- (g) If, after notice and a hearing, the Board finds that an animal is dangerous or creates a nuisance, the Board may require the animal to be removed from the Project within seven (7) days.
- (h) Structures for the housing or confinement of any bird or other animal must not be visible from other Units.
- (i) Human assistance animals, such as Seeing Eye dogs, are exempt from rules that interfere with their duties. Notice of any exemption claimed by a Resident should be sent in writing to the Board in a timely manner. Residents keeping a human assistance animal in the Project shall provide medical authorization to the Board.
- (j) No animals may be kept, bred or raised for commercial purposes, or, as determined by the Board, in unreasonable numbers.