

**GOVERNOR'S COURT CONDOMINIUM ASSOCIATION, INC. OF SEA GIRT
RULES FOR PET AND SERVICE/EMOTIONAL SUPPORT ANIMALS**

RESOLUTION NO. 19-2

WHEREAS, Governor's Court Condominium Association, Inc. of Sea Girt (the "Association") is a non-profit corporation of the State of New Jersey pursuant to Title 15 the New Jersey statutes and the membership consists of each of the unit owners of Governor's Court Condominiums complex;

WHEREAS, the Association was formed to administer, manage and operate the common affairs of the Governor's Court Condominiums complex and to maintain, repair and replace the Common Elements of the Property of the Governor's Court Condominiums, all in accordance with the definition of "Association" as set forth in the Master Deed and By-Laws of Governor's Court Condominium Association, Inc. of Sea Girt (hereinafter the "Master Deed" and "By-Laws");

WHEREAS, Article IV, Section 2, Subsection E. of the By-Laws provides that the Association's Board of Trustees (hereinafter "Board") has the authority to adopt and amend rules and regulations covering the operation and use of the "Condominium Property," which is defined by Paragraph 2 of the Master Deed to include the common element, limited common elements and units;

WHEREAS, Paragraphs 16 and 18 of the Master Deed and Article IV, Section 2, Subsection E. of the By-Laws, provide that unit owners or occupants of units located within the Association must comply with Rules and Regulations promulgated and/or amended by the Association's Board and that failure to comply with any such Rules and Regulations shall be grounds for an action to recover sums due, damages, injunction relief by the Association and/or for the Board to assess fines against defaulting unit owners and unit owners for default by tenants and other

residents;

WHEREAS, the Association believes it is necessary to adopt rules and regulations concerning pets and service and emotional support animals living on and/or visiting the Condominium Property; and

WHEREAS, at a duly noticed meeting of the Association's Board of Trustees held on March 9, 2019, the Board of Trustees it was determined to be in the best interest of the Association to adopt rules and regulations concerning pets and service and emotional support animals living on the Condominium Property and a vote was taken and adopted by the Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Pursuant to the New Jersey Condominium Act, specifically N.J.S.A. 46:8B-16, N.J.S.A. 46:8B-14(a) through (f) and Article IV, Section 2, Subsection E. of the By-Laws and other provisions referenced herein, the Board hereby adopts the Rules and Regulations Concerning Pets and Service and Emotional Support Animals Living on the Condominium Property; dated March 9, 2019, attached hereto are hereby adopted as a duly authorized action of the Association and same shall be effective as of the date of execution of this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall be read in conjunction with and by way of complement to all existing rules and regulations. This resolution shall be effective on March 9, 2019.


Adopted: March 9, 2019, on a roll call vote as follows:

GOVERNOR'S COURT CONDOMINIUM ASSOCIATION, INC. OF SEA GIRT

	For	Against	Abstain	Absent
1. Mark Klemow, President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Wayne Carezza, Vice President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Jean Collins, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Eileen Mountford, Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Nick Pukas, Trustee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I hereby certify this to be a true copy of a Resolution adopted by Governor's Court Condominium Association, Inc. of Sea Girt on March 9, 2019.

Governor's Court Condominium Association, Inc. of Sea Girt

By:  _____
 Mark Klemow, President

Date: 3-9-19

Dated: March 9, 2019

**GOVERNOR'S COURT CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS CONCERNING
PETS AND SERVICE AND EMOTIONAL SUPPORT ANIMALS
LIVING ON THE CONDOMINIUM PROPERTY**

Unit Owners/Residents must maintain their pets or service and/or emotional support animals (hereinafter referred to as "animals") in a manner that does not intrude on the rights of other Residents. All conditions contained in the Borough of Sea Girt Code regarding animals will be enforced.

a. All permitted dogs and cats must be registered with the management company by ~~APRIL 30~~ APRIL 30, 2019. The registration process will be established by the Board and memorialized in a Resolution and can be amended from time to time if the Board deems necessary. Prior to registering, the Unit Owner must provide the Association with evidence of current municipal registration of all dogs and cats. Any new dogs and cats must be registered with the Association's management company within 30 days following the licensing of the animal with the Borough. Upon proper registration of each animal, the unit owner will be given a tag which must be worn on the dog/cat collar to show that the dog/cat is properly registered with the Association.

Unit Owners must notify the Association's management company immediately of any visiting animal, with possible requirement for proof of license and administrative fee if the animal will stay in the Unit for more than five (5) consecutive days.

b. All Unit Owners maintaining an animal are required to pay a non-refundable administrative fee of \$125.00 per household per year to be paid annually on January 1. For 2019, a pro-rated fee of \$93.75 is required to be paid on April 1, 2019. The amount of this fee will not be prorated in future years regarding less of when the animal is registered with the Association's management company, and can be changed by the Board through written Resolution. Service and emotional support animals, after adequate proof of same is provided, will be exempt from paying this fee.

c. No animal is permitted to run loose on the Association's Common Elements/Common areas at anytime and must be leashed at all times when outdoors. The leash should be no longer than six (6) feet in length and cannot be retractable. Unit Owners are not allowed to tie their animals outside of a Unit on Common Elements/Common Areas or leave animals unattended on driveways, decks, balconies, in parking lots, or at the main entrance to a Unit. No outside pens or runs are permitted.

d. Unit Owners are responsible for collecting and properly disposing of solid waste excrement deposited by their animals (or animals of their guests) on the Common Elements/Common Areas or within their Units. Proper disposal of collected animal waste is

defined as flushing down the toilet or bagging in a tightly secured plastic bag and placing in your trash receptacle. Under no circumstances may these wastes be deposited anywhere on the Common Elements/Common Areas or in storm sewers. Cat litter should not be disposed of in the toilet and should also be bagged in a tightly secured plastic bag and placed in your trash receptacle.

e. No animal, whether resident or guest, should be allowed to urinate or defecate on the Association's property, especially upon the grass. When walking their dogs, dog owners will be requested to carry a bottle of water of no less than one (1) liter in capacity and are requested to use such water to dilute all urinated areas including those on the street. Unit Owners and their guests should retrieve and properly dispose of all animal feces and must comply with all Borough ordinances pertaining to same.

f. Unit Owners are responsible for the cost to repair any damage to the common property caused by the animals residing in their unit, including any animals belonging to tenants and/or guests.

g. Exotic or dangerous animals (for example: reptiles, rodents, amphibians, insects, etc.) are not permitted in any Unit at any time.

h. No animal with a history of attacking or biting a person or another animal will be permitted on the Association's property. Any animal, without provocation, that bites, attempts to bite, attacks, attempts to attack or otherwise constitutes a physical threat to humans or other animals shall not be permitted on the Association's property. Failure to remove any animal with this type of history from the Association's property, after receiving notice of violation from the Association, will be subject to a fine for each day that said animal remains on the Association's property. Even if such animal is a service and/or emotional support animal, the Association reserves the right to pursue legal steps to have such animal removed if it deemed a threat.

I. No animals will be permitted on the Association's property if they make excessive noise (ie. barks, cries). Excessive and/or incessant barking or other noise are considered to be an infringement on the rights of all Unit Owners and neighboring residents to a quiet and peaceful enjoyment of the Association's complex and surrounding neighborhood and will be subject to a fine. The determination of what constitutes "excessive" is at the sole discretion of the Board on a case-by-case basis. Even if such animal is a service and/or emotional support animal, the Association reserves the right to pursue legal steps necessary to have such animal removed if it makes excessive noise as described herein.

j. No animal will be permitted unless its living area is kept clean and free from noxious or offensive odors, animal waste, rodents, flies, or any other offensive or unwholesome conditions. The terms of this rule are to be determined on a case-by-case basis at the sole discretion of the Board. Even if such animal is a service and/or emotional support animal, the Association reserves the right to pursue legal steps necessary to have such animal removed if the Association deems this rule violated.

k. Unit Owners may restrict animals from lease agreements with tenants. If a Unit Owner leases his/her Condominium Unit to a tenant with an animal, the Unit Owner is subject to all of these animal rules and regulations and is responsible for any associated fees, violations, and related fines outlined herein.

Fines pursuant to Article IV, Section 2, Subsection v. of the Association's By-Laws

Failure to comply with any of the above rules and regulations shall result in a \$100.00 fine being assessed by the Association for each occurrence. Each day which passes without compliance with any of the above rules and regulations shall be deemed a separate violation and will result in a separate \$100.00 fine.

Alternative Dispute Resolution

Unit owners who are fined will be offered alternative dispute resolution. At ADR, the unit owner and the Association present their cases to the mediator who hears both sides and issues a written recommendation to resolve the matter. The Association may or may not accept the recommendation of the mediator. Unit owners who fail to pay fines will be referred to our attorney for collection and shall be required to pay the Association's legal fees and costs incurred in collecting fines.