

EDGEWATER CONDOMINIUM ASSOCIATION (ECA)
DANGEROUS PET POLICY

- A. Animals as described in the Edgewater Condominium Association (“ECA”) Master Deed Section 10.3 that are deemed by the Board of Directors (“Board”) to be a "dangerous animal," are not permitted at Edgewater, and must be removed from the property.
- B. A dangerous animal is defined as follows:
1. An animal which the Owner knows or reasonably should know has a propensity, tendency, or disposition to attack unprovoked, cause injury, or otherwise endanger the safety of a human being or another animal; or
 2. An animal which makes an unprovoked attack at Edgewater that causes bodily injury to a human being or another animal; or
 3. An animal which commits unprovoked acts at Edgewater and the actions of the animal cause a person to reasonably believe that the animal will attack and cause bodily injury to a human being or another animal.
 4. An animal is not a “dangerous animal” solely by virtue of its breed or species.
- C. If an animal commits any of the preceding acts or engages in the preceding conduct, the Board, upon notice, may determine upon the majority vote of the Board, the animal is dangerous and may not be permitted on the property. The Board may vote by email or such other means necessary to immediately address the issue and this vote shall have the same force and effect as an action of the Board taken when its members are present in person.
- D. Upon determination by the Board that an animal is dangerous the Board shall cause notice to begin to the Owner of the unit in which the animal is staying, visiting or resides advising the Owner that the animal has been determined by the majority vote of the Board to be dangerous and therefore the animal must be removed from Edgewater.
- E. Notice shall be given by or at the direction of the Board by sending a certified letter to the last address provided by the unit Owner, in which the animal is staying, visiting or resides. The Owner will have five (5) business days from the date and on which the certified letter is dated to remove the animal or cause the animal to be removed

from Edgewater.

- F. If the Owner of the unit in which the animal is staying, visiting or resides does not cause the animal to be removed within five (5) business days from the date on which the certified letter is dated the Board will fine this Owner \$500.00 per day. Fines will be imposed to the Owner of the unit as an additional assessment and therefore will be covered by the ECA standard policies for payment of assessments.