

# *One Bratenahl Place*

Bratenahl, OH 44108

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## **One Bratenahl Place Pet Owner Rules**

### **OBP Declarations, Article IV.2. (c)** *(Can only be changed with 75% owner consent.)*

No animals or birds of any kind shall be raised, bred or kept in any Unit or in the Elements except that dogs, cats and other household pets may be kept in Units subject to Rules adopted by the Board, except that dogs weighing twenty-five (25) pounds or more may be kept in Units with, in each case, the prior written consent of the Association, subject to specific rules adopted by the Association, provided that they are not kept, bred or maintained for any commercial purpose; that any pet causing or creating a nuisance or disturbance shall be permanently removed from the Condominium Property upon three (3) days' written notice from the Association; and provided further they are not permitted in any area of the Building other than Units unless they are on a leash, being carried or otherwise transported and they are permitted only on those portions of the Condominium Property as shall have been designated for them by the Association.

### **One Bratenahl Place Pet Owner Rules**

One Bratenahl Place is a pet friendly community, but pet ownership is a privilege at OBP which also comes with responsibilities that begin with respecting the rights of our neighbors and the value of our property. Owners must be in control of their pets at all times, are responsible for their pet's behavior, and are liable for any damage or injury caused by their pet. All Pet Owners (owners, renters and visitors) are subject to the Pet Owner Rules and penalties for violations. Dogs or cats are permitted to live in OBP under these conditions:

#### **General Rules**

Bratenahl Village Ordinances - All pet owners are subject to the provisions of Chapter 505 of the codified Ordinances of Bratenahl Village in regard to animals in the village. It is the responsibility of every pet owner to become familiar with all aspects of the Chapter. A complete copy of Chapter 505 is available at the Management Office.

Initial Registration - All OBP owners and renters must register their pets with the Property Manager prior to bringing any pet onto the property. Registration includes acknowledging and agreeing to all pet rules and OBP Condominium by-laws related to pet ownership. The Property Manager, will determine whether Board approval must be sought for any pet that does not meet by-law requirements.

Annual Registration - Registration must be updated on an annual basis using a form distributed by the Management office.

Nuisances - Any pet that is determined to be in a nuisance to others, may, by action of the Board of Managers, be removed from the building. The Board will consult with a professional to advise it about whether or a not a pet's behavior might pose a threat to residents.

Number of Pets - The total number of pets allowed per unit (dogs and cats) is three (3), with dogs limited to two (2), unless otherwise approved by the Board.

Spay or Neuter - All adult pets living in OBP must be spayed or neutered.

Liability Insurance - It is strongly recommended that all pet owners maintain appropriate liability insurance to cover the risks associated with pet ownership, as a part of their home owner's insurance policy.

Violations - Owners violating any Pet Owner Rules shall be fined in accordance with the OBP Rules Violation Policies.

## **Controlling Pets**

Maintaining Control - Owners must maintain control of their pets at all times. Pets must be trained and kept quiet so as not to disturb other residents.

Building Lobby - Pets may pass through the building lobby while owners are conducting business, picking-up mail, dropping off packages, going to the Garden Court for coffee, however they are prohibited from lingering.

Prohibited Areas - Pets are not permitted in the following areas: tennis courts (inside the fence), fitness center, laundry rooms, penthouse, guest suites, pool area, and the picnic grounds. Dogs may be walked along the path adjacent to the picnic area. Pets are NEVER allowed on OBP building furniture.

Leads and Leashes - Consistent with the Village of Bratenahl pet regulations, all pets must be kept on a leash or carried while on grounds or in the common areas of the building. While inside the OBP building, owners must have their dogs on a lead which maintains the dog within two feet of the owner. (Bratenahl Village maintains a Dog Park at the Bratenahl Village Park for exercising your pet off-leash.)

## **Building Entry and Exit**

Preferred pet access will be by the North and South entrances accessed through the basement the Garden Court doors or the North End Hallway door. Dogs may use the front lobby entrance to enter or exit the building if necessary. If using the front entrance, do not let dogs relieve themselves on entrance structure. Dogs should always be discouraged from relieving themselves on any portion of the building structure, walls, pillars, walkways, etc.

## **Pet Waste**

Immediately Removal - Owners are responsible to immediately pick up and remove any "waste" left by their pet on the grounds or any common areas. Bags and various pick-up tools, and waste containers are located at both the North and South ends of the building for the convenience of pet owners.

Dogs - Dogs are prohibited from "doing their business" within 30' of the restaurant doors and windows in OBP, or in the areas adjacent to building entrances of either Bratenahl One or Two.

Cats - Cat feces and litter MUST be double bagged and properly disposed of in the trash chute. Cat litter must NEVER be flushed down a toilet or drain anywhere in a unit or the building. Flushed litter causes blockage to the building drain system and can cause back-ups, floods, leaks and major damage in multiple units and to the common areas in the building.

Penalties - The cost of cleaning up or repairs to damage to the building, common areas, property, and personal belongings, will be charged to the pet owner. Cost of clean-up or repair of damages caused by pets owned by renters or visitors will be charged to the unit owner.

## **Large Dogs**

New or Prospective Owners - The One Bratenahl Place Declarations and By-laws (*which can only be changed with 75% owner consent*) require that dogs weighing more than 25 lbs. (or those that will grow to more than 25 lbs.) must be approved in writing by the Board of Managers prior to bringing the dog into the building. Approval will be based on the recommendation from a qualified professional and is generally granted for new owners bringing family pets larger than 25 lbs.

Current Owners/Renters - Current owners/renters are restricted from bringing any additional, new or replacement for a deceased dog onto OBP premises unless the dog is no more than 25 lbs. which meets the by-law requirement. Exemptions may be granted by the Board under extraordinary circumstances (e.g. guide dog).

*April, 2015*