

## PETS

**HOUSEHOLD PETS:** No dogs, cats or other animals may be kept in any unit without the prior written consent of the Trustees. If a pet creates noise, or if a dog is allowed outdoors without a leash, or in any way creates a disturbance or unpleasantness, the Trustees may revoke their consent and request that the pet be removed from the condominium and the Owner of the pet shall immediately comply with such request. No tether lines are to be created for a dog to be attached to outside a unit. No dog shall be left unattended anywhere on the property, or be allowed to relieve itself on walks or paved streets or lawns. Each owner will be responsible for the cleanup of his or her own dog within those designated areas. Each owner shall hold the Trustees and each of the other unit owners and their respective agents and employees harmless against loss, liability, damage or expense for any actions of his pet within the Condominium.

### **DOG RULES AND REGULATIONS** (*Effective March 23, 2009*)

Unit owners/residents are limited to a maximum of two dogs per unit and must follow all City of Lowell dog regulations and Commonwealth of Massachusetts dog regulations. Unit owners, residents, and guests must keep all dogs on a leash at all times when the dog is outside the unit owner's residence and on any and all BTC common areas.

BTC Unit owners must provide the trustees a copy of the City of Lowell's dog license ***each and every year***. The license is due by April 30th and should be deposited in the Trustees mailbox at 100 Park Avenue West. The license certifies the dog(s) have a current rabies certificate (an insurance requirement).

Dog owners must pick-up all dog defecation ***immediately*** after the animal moves its bowels and deposit this in a proper trash receptacle.

Dog owners must strive to maintain a well-mannered dog. Verified complaints to the Trustees of dog attacks on people or other animals will result in warning letters from the Trustees. Additional complaints, if found to be valid, will result in fines, fees and, if warranted, **the owner will be required to remove the offending animal from the Condominium complex permanently**. All costs and any legal fees associated with such an order for removal will be the responsibility of the offending dog's owner.

No dog listed as "dangerous" by the City of Lowell, the Commonwealth of Massachusetts or the BTC's Insurance Carrier(s) is allowed to be kept within the confines of the BTCT property. Due to insurance regulations and requirements, the following dog breeds including mixed breeds ***are not permitted*** within the confines of the Belvidere Townhouse Condominiums property:

**Akita, Pit Bull, Alaskan Malamute, Presa Canario, Chow Chow, Rottweiler, Doberman, Staffordshire Bull Terrier, German Shepherd, or Wolf Hybrid**