

Bader Handbook

Pets

- 1) All Bader residents may have pets in residence as long as the homeowner allows it.
- 2) A unit is limited to two pets in residence at any one time.
- 3) Allowed pets are defined as orderly domestic dogs and cats. The maintenance, keeping, boarding and/or raising of any other animals including birds, rodents, livestock, poultry, rabbits or reptiles of any kind regardless of number or size is prohibited within any unit or in the common areas. Fish tanks are permitted but are limited to no more than 30 gallons in total capacity regardless of the number of tanks.
- 4) Dogs can have an adult weight of no more than 50 pounds. Exceptions to the weight restriction for dogs must be made in writing and will be reviewed by the Board on a case-by-case basis. The Board will consider breed, number of pets currently residing in the unit and pet ownership history in making their determination for an exception. A non-compliant dog should not be brought into residence without board approval. Requests must be in writing to the Board President.
- 5) All dogs and cats must have a veterinarian statement or record confirming that the animal is current on all required vaccinations. In addition, for adult dogs, it should note the weight of the animal or if a puppy, it should estimate the prospective adult weight. Dogs must also have a current District of Columbia License.
- 6) Renters who qualify under the Americans with Disabilities Act for a service animal should request accommodation in writing to the Board prior to bringing an animal into their unit. The request should include the reason for the accommodation, information about the service animal plus medical documentation from a licensed medical provider. (Eliminate this clause?)
- 7) All pets residing in the Bader must be registered with the unit owner association. If you have a pet(s), please contact the building Superintendent who will provide you with the required form. It should be submitted within 30 days of bringing a conforming pet into residence. Failure to register a pet will result in a fine to the unit owner of \$50 for each violation. A violation is noted as failure to meet the initial registration date or subsequent registration deadlines requests.
- 8) There are no exceptions for pet sitting or visitors with pets.
- 9) Any pet declared to be in violation of the residency rules of this pet policy or a nuisance due to other pet related rule violations, must be removed from the premises within 30 days of notification and financial penalties may be assessed as well. A Unit Owner who believes the notice was issued in error must appeal the notice of removal within 14 days of receipt. The Board will provide a determination no later than 7 days following receipt of the appeal. However, filing of an appeal does not push back or automatically suspend the removal date.
- 11) Pets are not permitted in the common areas of the building or an occupied elevator unless hand carried or on a short leash. No pet can be leashed to any stationary object in the common areas.
- 12) Pets are not allowed on the back garden patio or on the roof deck at any time. Pets can pass through the patio when entering or exiting through it; however the pet must be hand carried or on a short leash.
- 13) Pets are not allowed to relieve themselves on any condominium property. Any feces or urine on said property is to be removed and the property cleaned immediately by the pet's owner in a sanitary manner. Any animal waste (including cat litter) must be double bagged prior to disposal down the trash chute.
- 14) Adherence to the above rules concerning pets is mandatory. Please see Section VI: Fines, of this document for penalties related to non-compliance.