Ocean Terrace Condominium Association

Rules and Regulations

January, 2019

**SECTION 4**

**PETS**

1. Only commonly accepted household pets such as dogs, cats, hamsters and caged birds may be kept in a unit. No more than two pets may reside in any unit. Aggressive dogs are prohibited. Any exception to these limits must be approved by the Board of Directors.

2. Residents must register all pets with the Association. The Pet Registration Form is available from the On-Site Manager, our management company, and/or the website. Tenants must provide written permission from the unit’s owner to keep pet(s) in their unit.

3. Dogs must be currently vaccinated and licensed by the city of Rancho Palos Verdes and documentation of both is to be provided with the Association registration form. It is the resident’s responsibility to ensure that guests with pets are aware of and adhere to

all applicable Rules and Regulations.

4. DNA Testing - The Board of Directors reserves the right to require that a pet's(s) DNA be tested at the homeowner's expense if there is photographic evidence and/or witnesses indicating that there has been a violation of the Pet Rules, and that DNA results could be helpful by providing proof of the violation.

5. Whenever pets are in the common area other than patios and balconies, they are not permitted to roam and must be either carried or restrained by a leash that is not longer than, or extended more than, six feet, the end of which must be held by a person who is capable of controlling the animal.

6. Pets are not permitted in the pool/spa/deck area, the Recreation Room or tennis/paddle courts. Pets may be exercised off leash in the grass area adjacent to the guest parking lot, but must be under the control of a responsible person at all times. All waste must be disposed of immediately. The Board of Directors reserves the right to revoke privileges in this area if pet owners are not controlling pets in a responsible manner.

7. All pets may be carried in elevators. Dogs that are not carried are allowed in elevators only if: The dog is restrained by a very tight leash; the dog is not allowed to “bolt” in or out of the elevator; the person controlling the dog always yields to other riders and asks if it is permissible that the dog ride in the elevator with them.

8. Residents must immediately clean up any pet waste. Pet waste must be disposed of in a sealed plastic bag. Cat litter may not be put into the trash chutes, or disposed of in toilets. Instead, cat litter must be wrapped securely and deposited directly into a garage level trash room dumpster. All pet waste deposited on Ocean Terrace property is to be cleaned up, including in landscaped areas, ivy, on sidewalks, driveways, parking areas, etc. Any pet “accidents” on the “hard scape” in all common areas (walkways, garage, etc.) must also be rinsed clean.

9. Pets making excessive noise, or in any other manner disturbing residents, may be subject to fines and/or removal from the premises in accordance with the provisions of the CC&Rs and/or applicable law.

10. Food for pets or ANY other animals (including feral cats) may not be left outside any unit or anywhere on Ocean Terrace property, which includes the common areas, balconies and patios.

11. Pet owners must keep their patio decks and balconies free from all animal waste. All droppings, urine, fur, and other animal-related materials must be removed immediately. Cat litter may not be stored or used on patios or balconies.

12. No animal kennels, cages, or other types of enclosures for animals may be placed or kept on patios or balconies.

13. Pets may not be left alone on patios or balconies without direct supervision.

14. Any damage caused by a pet shall be repaired/replaced at the unit owner’s expense.

15. Violations of these pet rules subject the owner of the unit to the following fines per each rule violation:

* First violation: $100
* Subsequent violations of the same rule: $150 each incidence.