

SECTION 9: PETS

While many residents get great enjoyment from their pets, others may be less enthusiastic. Many residents are allergic to some animals.

1. Pets (**including cats**) must reside **inside** one's unit. While **outside** of one's unit (including any common area), all pets must be on a leash or carried at all times. Exception: Dogs will be allowed off their leash in the waterfront grassy areas, **IF** the pet handler is present **and** picks up their dog's droppings before leaving the area. Pets are not allowed to be off leash on walkways or anywhere outside the unit (except the grassy waterfront area).
2. No pets shall be kept on the property except normal household pets (Seabrook Municipal Code, Sec 10-3).
3. Both cats and dogs (6 months or older) must have a Seabrook City Pet License. This license must be renewed each January and a copy submitted to the Management Company no later than the end of February. A current photo of the pet should also be provided to the Management Office.
4. No more than TWO pets (other than fish, birds, or small caged animals) are allowed per household. Pets shall not be kept for breeding, or any commercial purpose.
5. Dog elimination (defecation and urination) **MUST** be restricted to the grassy lawns near the waterfront. Pets are **NOT** allowed to relieve themselves in ANY courtyard area. **ALL** dogs must be taken to the waterfront area to relieve themselves. The pet handler must be attentive to the dog and **ALL** dog droppings must be picked up immediately by the pet's handler and placed in an appropriate waste container.
6. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior include, but are not limited to:
 - a. unruly behavior that causes property damage or causes injury to a person or another animal
 - b. pets who make noise continuously and/or incessantly for a period of 10 minutes, or intermittently for 1 hour or more to the disturbance of any person at any time of the day or night
 - c. pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
7. The owner will be responsible for repair of property, and injuries caused by, or damage or loss resulting from, the acts of any animal brought upon the condominium property by such owner/resident, including their guests. Pet caregivers/owners shall indemnify and hold harmless the Association and the Management Company against any loss or liability of any kind arising from their pets.
8. No animal weighing over twenty-five (25) pounds shall be allowed on the property (whether visiting or in residence). This weight restriction does not apply to registered or certified service animals.
9. One security service sign **or** one sign indicating to emergency personnel that a pet is inside the unit (no larger than 6x6 inches) shall be permitted in one window of a unit.