

Dorsey's Search Townhouse Condominium, Inc.
T/A The Greens at Fairway Hills
Pet Policy

A. Keeping of Pets

1. No animals of any kind shall be raised, bred or kept in any unit or on the common elements except dogs, cats and other animals specifically characterized as domesticated household pets.
2. Pets may not be kept, bred or maintained for commercial purposes.
3. Rottweilers and pit bulls are prohibited.

B. Pet Supervision

1. In no event shall any pet be permitted on any portion of the common elements unsupervised. Pets must be carried or leashed and under direct supervision and control of pet owners at all times while outdoors.
2. Pets shall not be left unsupervised on decks, patios or other limited common elements.
3. Pet feeding devices, housing and litter boxes are prohibited outdoors.

C. Owner Responsibilities

1. Pet owners must take their pets to the islands which are areas specifically designated for pet defecation and urination.
2. Pet owners are responsible for cleaning up after their pet. Owners are required to remove their pet's waste from all outside areas immediately.
3. Owners are responsible for preventing noises such as dog barking or bird chirping to the extent that they disturb neighbors.
4. Owners bear full responsibility for personal injuries or property damage caused by their pet.

D. Pet Registration

1. All pets must be registered with the Association via American Community Management. A pet registration form is available and there is no fee.
2. All dog and cat owners must maintain Howard County pet licenses and renew them annually. The pet must wear tags if it goes outdoors.

3. All dog and cat owners must continually maintain a rabies vaccination for their pets which are 4 months of age or older.

E. Policy Enforcement

1. Complainants should send a signed letter describing the violation to American Community Management, Inc. 9198 Red Branch Road, Columbia, MD 21045.
2. Upon notice of a violation, the Board of Directors or its designated agent will issue a "cease and desist" notice to the pet owner requesting that the problem be rectified within 10 days.
3. If the pet owner fails to rectify the problem within the 10 day period or if the problem is rectified within the 10 day period but is repeated within 12 months of the first violation, a notice of hearing will be issued to the pet owner.
4. The notice of hearing will state the violation and name the time, date and place for the hearing.
5. At the hearing, the pet owner will be given the opportunity to be heard. The pet owner may present any evidence or witnesses that he or she may have and has the right to be represented by counsel.
6. If the pet owner does not appear at the hearing despite receiving proper notice, the board may nonetheless conduct the hearing and impose appropriate sanctions. The pet owner will be informed of the amount of the fine.
7. Anyone who fails to comply with these rules and regulations may be subject to a fine of up to \$100 per occurrence. In the event that there is failure to remit payment to cover the assessed fine, the fine shall constitute a lien on the property and shall be collected in the same manner as the assessment. Each day of a continuing violation may be considered a separate violation for which a fine may be assessed. Nothing herein shall be construed to limit the Board of Director's right to any other remedies available to it at law or in equity, including removal of the pet from the condominium.
8. Violators of the Howard County Animal Control laws are subject to civil monetary penalties, ranging from \$25-500, criminal penalties, and/or mandatory appearances before the Animal Matters Hearing Board.