



Mountain Lodge Unit Owners Association (MLUOA) Policy on Unit Owners' Pets (G-109-0)

PURPOSE: The pet policy outlines the rules and regulations around unit owners' pets. These policies protect the property, staff, and owners by clearly stating pet ownership and conduct expectations.

AUTHORITY: The MLUOA Declaration, MLUOA Bylaws (Article 3, Section 3.1), Uniform Common Interest Ownership Act of West Virginia.

EFFECTIVE DATE: May 6, 2023

RESOLUTION: The MLUOA hereby adopts the following Policy:

- 1. Definitions:** The following definitions apply to this MLUOA policy:
 - A. Unit Owner – The deeded owner and their spouse (if applicable) if unit is held in a personal capacity, or the member(s) of a Limited Liability Company or shareholder(s) of a corporation if the owner(s) elected to hold the unit in a company or corporate structure.
 - B. ML Management – The following seven positions: General Manager, Assistant General Manager, Office Manager, Front Desk Manager, Housekeeping Manager, Assistant Housekeeping Manager, and Night Manager.
- 2. Screening/Registration:** Prior to bringing any pet into the Lodge, unit owners must:
 - A. Complete and submit to MLUOA a “Release of Liability Agreement/ Pet Application Form” and a current photo – *plus a current vaccination record* – of each participating pet. MLUOA will present a copy of Association policies to the unit owner for review/signature.
 - B. Purchase one Mountain Lodge Pet Tag per participating pet and display this tag on their pet(s) while in the Lodge. Tags are available from Mountain Lodge management for a fee of \$50.00 per tag. This fee will cover tag costs, plus establish a fund to apply toward any incidental pet-related costs.
- 3. Permissible Pets:** Unit owners **ONLY** may bring up to **TWO** pet-tagged dogs into the Lodge. *Dogs will be the only species of pet invited into the Lodge. There is no weight or breed restrictions on dogs.*
- 4. Restrictions:**
 - A. Pets shall not be kept, bred, or used for any commercial purpose.
 - B. Pets must be kenneled or removed from the condo prior to Mountain Lodge staff entering.

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- C. Pets are not allowed in the common areas of Mountain Lodge, except for purposes of direct transit, and at no time may be on any furniture in the common areas of Mountain Lodge.
- D. Pets must be confined to the unit owner's condo and must not be allowed to roam free or be untethered. Pets must not be left unattended on decks. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier. Unit owners may take their pet into and out of the Lodge only via any ground-level access points, or their deck, as applicable.
- E. Unit owners who walk their pets are responsible for immediately cleaning up after their animals and discarding securely-bagged pet droppings only in exterior public waste cans.
- F. Unit owners shall not use public laundry facilities to launder pets' bedding, blankets, etc.
- G. Unit owners are responsible for any damage caused by their pets to common or public areas. Any damage caused by cleaning chemicals, or other such materials used to remedy said damage is also the full responsibility of the unit owner whose pet is involved.
- H. Notwithstanding any other provision herein, disabled individuals may keep assistance animals in their condos in accordance with current Mountain Lodge policy and federal law.
- I. Unit owners shall indemnify the Association and hold it harmless against loss or liability of any kind arising from their pets or incidents related to their pets.
- J. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this policy include but are not limited to:
 - ***Pets whose unruly behavior causes personal injury or property damage.***
 - Pets whose noise results in a complaint to the staff.
 - Pets in common areas who are not under the complete physical control of a responsible human companion, in a pet carrier, or on a hand-held leash of no more than **SIX** feet in length.
 - Pets who relieve themselves on common area floors, walls (interior or exterior), or any other human-manufactured objects.
 - Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
 - Pets who are parasite-infested or conspicuously unclean.

5. Enforcement:

- A. Any unit owner or Mountain Lodge staff observing an infraction of any of these rules shall make management aware of the situation. Management, at their discretion, will issue the involved unit owner a written notification of the infraction and will explain the implications for that infraction, based on the history of infractions involved with the involved pet.
- B. Unit owners will receive one "warning" notification if they or their pet is involved in any of the infractions enumerated in items 4.A.-4.J. above. If management issues a second written notification for any of the infractions enumerated in items 4.A.-4.J. above, that notification

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will include an explanation to the involved unit owner that his/her privileges of bringing the pet involved have been revoked, without refund. That unit owner will be banned from bringing the involved pet into the Lodge on subsequent visits. **However, pets whose unruly behavior causes personal injury or property damage will be banned from returning to the Lodge on subsequent visits after one incident.**

- C. The Mountain Lodge Unit Owners Association Executive Board has the authority to assess and collect fines up to \$220 for violations of house rules pertaining to pets and to assess and collect fines beyond this amount necessary to repair or replace damaged areas or objects.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the MLUOA, certifies that the Executive Board adopted the foregoing Policy pursuant to a duly called and held meeting on March 29th, 2023 and, in witness thereof, the undersigned has subscribed their name.


