

CASA BELLA II CONDOMINIUMS MASTER OWNERS ASSOCIATION
ANIMAL ACCOMMODATION POLICY

Effective February 1, 2018

Amended by Board October 25, 2018

The following Animal Policy is hereby adopted by the Board of Directors (“Board”) for Casa Bella II Condominiums Master Owners Association (“Association”).

RECITALS

WHEREAS, the Association is governed by the Amended and Restated Declaration of Condominium for Casa Bella II Condominiums, a Condominium Project recorded with the Office of the Maricopa County Recorder at Instrument No. 2017-0781302 (“Declaration”) and the Association’s Rules (“Rules”);

WHEREAS, any words defined in the Declaration shall carry the same meaning herein;

WHEREAS, Section 12.1.2.1 of the Declaration states that the Board shall have the power to make and enforce all Rules and regulations covering the operation and maintenance of the Project and the Units and said Rules may restrict and govern the use of the Units, Common Elements and Limited Common Elements;

WHEREAS, Section 11.2.4 of the Declaration states that no animals, birds, fish or pets of any kind shall be kept or allowed to remain on any part of the Project;

WHEREAS, the Board desires to establish a Policy governing any animal that it has approved to be allowed on the Project as the result of a request for a reasonable accommodation or in order to comply with any State or Federal law;

THEREFORE, BE IT RESOLVED that the Board has hereby adopted the following:

1. No animal is allowed on the Project unless approved by the Board as set forth above.
2. The animal shall be walked off the property. It shall not be allowed to urinate or defecate anywhere on the project. If this should happen, the animal’s owner shall immediately and thoroughly clean up any animal waste.
3. The animal shall be on a leash and accompanied by its owner at any and all times it is outside of the unit within the common or limited common areas of the project.
4. The animal shall not disturb the peace and quiet enjoyment of any Owner, resident or guest in the Project and the animal shall not adversely affect the health and safety of any Owner, resident or guest.
5. The animal’s owner shall take all measures necessary to prevent the animal from being a nuisance and shall ensure compliance with all local and State animal ordinances.
6. A violation of this Policy will be considered a violation of the Governing Documents and the Owner of the Unit shall be subject to any action afforded the Association as set forth in the Declaration.
7. This Policy may be amended by the Board as necessary in accordance with the Declaration.