

## **PETS**

The following guidelines must be observed regarding conduct of pets:

### **Permitted Pets:**

1. Effective May 18, 2018, Shareholders may keep only two (2) dogs per household, the combined weight of the two dogs may not exceed 80 lbs.
2. The following breeds of dog are not permitted:
  - a. Pitbulls,
  - b. Rotweillers,
  - c. Doberman Pinchers,
  - d. Any mixed breed dogs containing any percentage of the above mentioned breeds,
  - e. Any dogs with known vicious propensities.

**Exception:** Shareholders who own any of the above dogs as of November 1, 2009, may keep those specific animals. Any replacement pets must conform to the above breed restrictions.
3. Shareholders may keep only two (2) cats per household except those that also keep a dog in the household. Said shareholders shall be limited to only one (1) cat.
4. No animals may be kept, bred or maintained at Scarsdale Country Estates for commercial purposes.

### **Registration of Pets:**

1. All dogs, including those that are being temporarily dog sat, must be registered with the Managing Agent (form attached hereto).
2. All dogs shall be inoculated for rabies and other diseases at least once a year or otherwise required by law (proof to be submitted to the Managing Agent annually).
3. Any violation shall result in the imposition of an administrative charge against the shareholder in the amount of \$50 (Fifty Dollars) per day and, at the discretion of the Board of Directors result in the removal of the animal from Scarsdale Country Estates without liability to the Board of Directors.
4. All pet owners shall indemnify and hold harmless the Board of Directors, Scarsdale Country Estates and its Managing Agent from and against any and all claims arising out of such pet ownership.

### **Conduct of Pets:**

1. Dogs shall be leashed at all times when outside the apartment.

**Exception:** Dogs may be unleashed within shareholders' private and enclosed patios and/or garden areas.
2. Dogs shall be walked along the public streets and off of the property of Scarsdale Country Estates.
3. Cats shall be controlled so that problems are not created for other residents (example: urination in hallways, on door mats or in the basements).
4. Cats shall not be permitted to run free in the buildings or anywhere on the property of Scarsdale Country Estates.

**Miscellaneous Rules:**

1. Birds and/or animals shall not be fed from window sills, fire escapes, nor any public portions of the buildings, nor in the streets or on the sidewalks within the property of Scarsdale Country Estates.
2. Bird feeders are expressly prohibited.

**Penalties:**

1. As stated in the Town of Greenburgh Animal Control Code, it is the responsibility of the owner to remove and dispose of all feces left by his or her dog. Violations will be reported to the Dog Warden by the Board of Directors, which may result in civil penalties ranging from a \$25 fine to a \$250 fine and up to 15 days imprisonment. Permitting a dog to run unleashed is subject to the same penalties.
2. Violators of any of the above mentioned policies will receive an administrative charge by the Board of Directors in the amount of \$50 per violation.
3. Any pet causing or creating a nuisance or unreasonable disturbance or noise can be permanently removed from Scarsdale Country Estates at the discretion of the Board of Directors after ten (10) days written notice.
4. Any pet causing harm or injury to any person or property can be permanently removed from Scarsdale Country Estates at the discretion of the Board of Directors without any prior notice being given.
5. The Board of Directors maintains full and complete discretion in making any and all decisions regarding pets on the property of Scarsdale Country Estates, including the removal of a particular pet from the property.
6. In addition to any other penalty enumerated herein, violators of any of the above mentioned policies may also be subject to termination of their proprietary lease and the commencement of summary eviction proceedings.

**SCARSDALE COUNTRY ESTATES**  
**PET REGISTRATION FORM**

A separate copy of this form must be submitted to the Managing Agent for each dog kept within any unit at Scarsdale Country Estates and must be signed by all Shareholders for said unit.

Proof of most recent vaccinations must be submitted with this form and updated annually.

**Attach a recent photograph of each dog being registered.**

BUILDING/APARTMENT NUMBER: \_\_\_\_\_

NAMES OF ALL SHAREHOLDERS (PRINT): \_\_\_\_\_

\_\_\_\_\_

BREED: (mixed breeds – specify all parts)

\_\_\_\_\_

DATE OF BIRTH OF PET: \_\_\_\_\_

NAME/ADDRESS/TELEPHONE OF VETERNARIAN: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I have received, read and agree to abide by all portions of Scarsdale Country Estates' Pet Policy.

I agree to indemnify and hold harmless the Board of Directors, Scarsdale Country Estates and its Managing Agent from and against any and all claims arising out of my pet ownership.

Dated: \_\_\_\_\_

Signatures of all Shareholders

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