

Pet Regulations

To encourage good neighbors and contribute to the health and welfare of all domestic animals, the fine for a first offense of any pet rule will be \$100.00, with 50% to be donated to a no-kill animal shelter.

VI-1 Pet License and Vaccination Requirements

VI-1.01 License Required

All pets must be licensed in accordance with the City of Prospect Heights Animal Control Ordinance. The license must be attached to the pet's collar and worn at all times while on the common property.

VI-1.02 Vaccinations Required

All pets must be vaccinated annually against rabies, as required by the City of Prospect Heights Animal Control Ordinance. The rabies tag must be attached to the pet's collar and worn at all times while on the common property.

VI-1.03 Registration Required

All pets must be registered on the annual census form. The form requires the pet's name, breed and color and the annual rabies certificate and City pet license numbers. Failure to provide this information will result in a notice of census violation and fine.

VI-2 Pet Restrictions

VI-2.01 Maximum Number of Pets

No resident shall keep more than two (2) domestic animals in a unit. This limitation does not apply to birds, fish, hamsters or other small animals customarily kept in small cages or aquariums.

VI-2.02 Specific Pets Prohibited

No owner shall keep any pet considered to be exotic, endangered, or dangerous.

VI-2.03 Commercial Use Prohibited

No pets shall be raised, kept or bred for any commercial purpose.

VI-2.04 Pet Weight Limitation

In households with two pets, the combined weight of both pets may not exceed seventy (70) pounds. In households with one pet, no limitation applies, but the household must meet the weight restriction, if a second pet is added. This rule is intended to limit the number of large-breed dogs on the property. This rule does not apply to pets registered prior to this revision, but does apply to their replacements.

VI-2.05 Custody and Control

When outdoors, pets must at all times be in the custody of persons who are physically able to control them. Any person walking a dog on common property must have attained at least the age of twelve (12) and be of adequate strength and maturity to control the pet, in the discretion of the Board of Directors.

VI-2.06 Pets Restricted from Play Areas

Pets may not be exercised in the playground area or lawn immediately surrounding the play equipment. This small area is reserved for children. They must be allowed to play here safely and without fear.

VI-3 Pet Owner Responsibilities

VI-3.01 Pet Waste Removal

All pet waste must be removed immediately after it is created, bagged and tied, and placed in a dumpster. Any resident who fails to immediately clean up after a pet will be subject to a violation notice and fine. Each subsequent violation will be fined at double the previous amount.

VI-3.02 Landscape Damage by Pets

Residents are required to repair landscape damage caused by their pet, whether located in the vicinity of their unit or another area where the pet is regularly walked. Failure to make such repairs, upon notice from the management office, will result in repairs being made by the Association, at the pet owners' expense.

VI-3.03 Damage/Waste from Unknown Pets

The Association cannot determine whether a resident's pet or an unknown pet caused damage near a unit. Therefore, residents who own dogs shall be responsible for waste removal and landscape repairs within up to forty (40) feet of their unit, if no other neighbor within that area owns a dog. If two or more adjoining neighbors own dogs, the neighbors will be equally responsible for waste removal and landscape repairs.

VI-3.04 Other Damage by Pets

Unit owners are responsible for the actions of all pets residing in or visiting their unit. The cost of repairing any damage caused by a pet shall be assessed to the unit owner's account.

VI-3.05 Muzzling of Pets Known to Bite

All pets known to bite must be muzzled when on the common grounds. Residents shall promptly report all bite incidents to the office staff and the police department.

VI-3.06 Excessive Barking and Other Nuisances

Pet owners shall not permit pets to bark excessively or cause any other type of nuisance. Any pet causing a nuisance or unreasonable disturbance, in the judgment of the Board of Directors, shall be subject to fine.

VI-3.07 Leashing of Pets on Common Property

No pet shall be allowed to roam freely. All pets must be leashed when on the common property or anywhere outside the unit in which they are kept, as required by City ordinance. Retractable leashes are allowed for dogs weighing 45 pounds or less. Dogs weighing more than 45 pounds shall be walked on firm leashes no more than six feet in length. Owners shall be responsible to properly restrain leashed pets, to keep them from encounters with vehicles, other leashed pets and humans.

VI-3.08 Pet Stakes, Ties and Chains Prohibited

No pet shall be tied or chained to the common grounds. Pet stakes, chains, and ties found on or attached to the common property will be confiscated and discarded, without notice.

VI-3.09 Neglect and Cruelty Prohibited

The Association staff will report any known incidents of neglect and/or cruelty to pets to proper authorities.

VI-3.10 Liability Insurance Requirements

Dog owners shall carry a minimum of \$300,000 in liability insurance coverage and shall name Quincy Park Condominium Association as an additional insured on the policy. The Association reserves the right to share the liability insurance information of any pet owner with victim(s) of an attack.