

# The Arbor Village Condominium Association

## Policy to Regulate Removal of Pet Feces

The Board of Directors is empowered by Article XI, Section 4(h) of the Association Bylaws to pass rules and regulations in accordance with Article VI, Section 9. The latter section allows the Board of Directors to make reasonable rules and regulations consistent with the Michigan Condominium Act and Condominium Documents concerning the use of the Common Elements.

At the September 25, 2007 Board of Directors Meeting, a motion was made, seconded and carried to create a policy with regards to regulating the removal of pet feces. The Board of Directors is specifically empowered to make such a policy pursuant to Article VI, Section 5. The Board of Directors determined the need for this rule, as there has been an increasing problem with co-owners and tenants not picking up after their pets.

It is resolved that the Board of Directors has approved fines for co-owners and tenants not immediately picking up fecal matter deposited by their pet on the common elements. This applies to any area within the community. The fines are as follows:

First Violation Fine	\$25.00
Second Violation Fine	\$50.00
Third Violation Fine	\$75.00
Fourth and Subsequent Violations Fine	\$100.00

Pursuant to Article VI, Section 13 of the Association Bylaws, all co-owners are responsible for damages or costs to the Association resulting from negligent damage to or misuse of any of the Common Elements by him, or his family, guests, agents or invitees. In the event a tenant or guest does not pick up immediately after their pet, a fine will be levied against the co-owner and it is the co-owner's responsibility to pay or collect such fine or fines from the tenant or invitee.

Any grass that is damaged by a pet will be repaired or replaced by the Association and the cost may be billed back to the responsible co-owner(s).

To report a violation of this policy, please notify Herriman & Associates, Inc. of the time, date and co-owner name or unit address in violation.

Adopted by the board of Directors on  
Mailed to all co-owners  
Policy is in effect and enforceable on

September 24, 2007  
September 27, 2007  
October 27, 2007