

June 18, 2023

### **Islandview Pet Policy**

Much time and effort has been directed toward the control of pets, particularly dogs, yet the Board continues to receive complaints. These offenses include:

- Dogs not on leashes
- Uncontrolled barking dogs
- Lack of respect in where dogs are allowed to defecate
- Not collecting and disposing of pet waste properly

The Board must consider the rights of all Co-Owners. Although we recognize that most dog owners are responsible and considerate of their neighbors, we also must deal with those who are not. The City of Trenton has specific ordinances regarding pets. For purposes of the Islandview Pet Policy, we have highlighted the main points of the City ordinances:

#### **Sec. 14-85. – Sanitation of premises where animals are kept**

Every person lawfully keeping or harboring any animal shall keep or cause to be kept all excretions which shall be deposited or accumulated from such animal confined as to prevent any malodorous or offensive conditions to exist and to prevent any nuisance to arise therefrom.

#### **Sec. 14-111. - License.**

It shall be unlawful for any person to own, maintain, keep or harbor any dog within the city without first obtaining a license thereof.

#### **Sec. 14-113. - Liability of owner; evidence of negligence.**

Every owner and every person possessing or harboring a dog in the city shall be liable for damages for any and all injuries to persons or property that may be caused by such dog.

#### **Sec. 14-114. - Running at large.**

No person owning, possessing, or harboring any dog shall permit the dog to run at large. A dog shall be deemed to be running at large when it is not under leash, securely tied or securely confined within an enclosure.

#### **Sec. 14-115. - Noisy dogs.**

No person shall harbor or keep any dog which, by loud, frequent or habitual barking, yelping or howling, shall cause annoyance to the neighborhood and people passing on the streets.

#### **Sec. 14-116. - Keeping vicious dogs.**

No person shall harbor or keep a vicious dog or a dog that has been bitten by any animal known to have been afflicted with rabies or which shall have bitten any person.

## **PET RULES:**

In accordance with the Islandview Condominium By-Laws and the City of Trenton, the Board of Directors has adopted the following Pet Policy:

- No animal shall be maintained by any Co-Owner or occupant without the written approval of the Association. The Association shall be guided by the type, size, and disposition of the animal.
- All pets must be registered with the Association by completing the Pet Application/Registration form. Pet owners must also provide a current copy of their pet's license as issued by the City of Trenton.
- Any pets kept in the condominium shall have such care and restraint as to not be obnoxious on account of noise, odor, or unsanitary conditions. Pee pads are not permitted on balconies or patios.
- Pets must be on a leash at all times outside of the condo unit. No animal may be permitted to run loose at any time upon the Common Elements (this includes the Boardwalk and hallways).
- Each Co-Owner or occupant shall be responsible for the immediate collection and disposal of all fecal matter deposited by their pets.
- Pet owners will be responsible to cover the cost of any loss, damage, or liability which the Association may sustain resulting from dogs or any other pet.
- An uncontrolled, barking dog will not be tolerated. This includes dogs barking when the owner is away, which disrupts the peaceful and quiet enjoyment of other residents.
- Vicious or aggressive animals will **not** be tolerated.
- Owners **must** use common sense and not allow dogs to urinate or defecate in areas that will be offensive to other residents; specifically: away from the Boardwalk, patios, gazebo, picnic areas, sidewalks, and other areas where people are visiting and relaxing.

## **REMEDIES**

Co-Owners are responsible for their own pets, as well as their guest's pets. The condominium By-Laws set out a process by which **violators will be fined up to \$250 for any offense**. Repeated offenses may result in the removal of the pet. Enforcing the By-Laws is a necessity for living peacefully in a condominium community.

Thank You,  
Islandview Board of Directors